



Bondurant

Life Connecting

CITY PARK MASTER PLAN

JULY 22ND, 2021





PROJECT INTRODUCTION > PROJECT INTENT



PROJECT INTENT

The City of Bondurant aimed to create clear and concise direction for the future of City Park. City Park is situated on the entire block of Main St SE and 2nd St SE. The park currently is home to a shelter facility, restroom, playground, and basketball court. The goal of the master plan was to evaluate how the park is used and can be used and design the park according to the needs of the community.



PROJECT INTRODUCTION > PROJECT TEAM



CITY OF BONDURANT

MARKETA OLIVER
CITY ADMINISTRATOR

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COMMUNICATIONS & EVENTS
SPECIALIST

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PARK BOARD



CONSULTANT TEAM

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COMMUNITY ENGAGEMENT

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PARK DESIGN LEAD

MIKE BELL
LANDSCAPE ARCHITECT

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GARY ENERSON
ARCHITECT

GREG JAMESON
GIS TECHNICIAN

MINDY ALVAREZ
MULTI_MEDIA DESIGNER

SHELBY KLOOSTER
LIGHTING DESIGNER

SEAN GANNON
PROJECT COORDINATOR

Thank you to our amazing volunteers and the passionate City staff in Bondurant. This process has been a joy and we are confident in the Park Board's ability to champion this, along with future projects that will continue to shape this growing community. Bondurant is a great place to live, work and play!





DISCOVERY

A moment to collect, understand, and explore City Park site conditions.

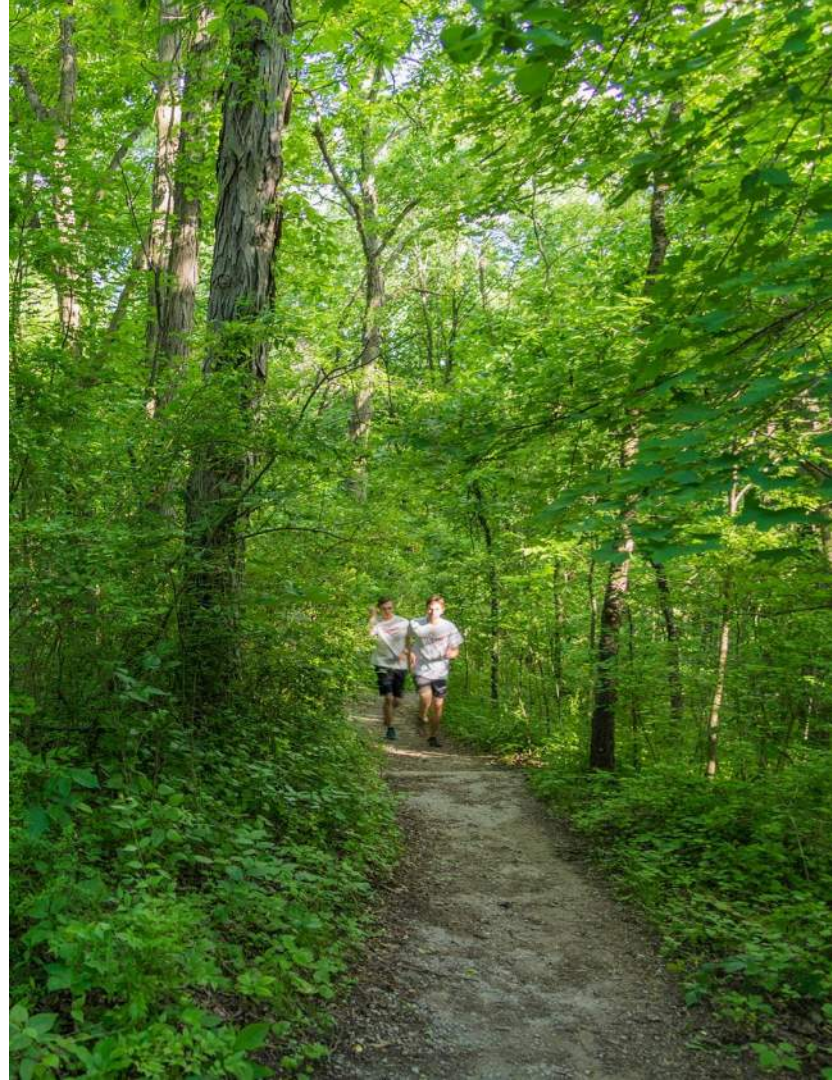


EMERGING PARK TRENDS



OUTDOOR ACTIVITY

In 2020, the top aspirational activity for all age segments is outdoor recreation. Every year, participation in outdoor recreation continues to grow with increasing interest in camping, biking, birdwatching, hiking and kayaking.



ADVENTURE SPORTS

Participation in adventure sports—including BMX, climbing and non-traditional off-road triathlons—continues to grow in 2019. New additions to programming in Bondurant may include a pop-up climbing wall or triathlon that utilizes Bondurant’s parkland and trail system.



TEAM SPORTS

More and more people want to participate in recreation programs and activities with a partner, whether it be outdoor activities or fitness classes. Participation in team sports continues to grow and, at 86%, it is the largest category of programming offered by park and recreation agencies in the U.S. Youth are the most active participants in team sports at 57.1%.^{21} Team sports that have seen increased participation over the last five years include baseball, field hockey, flag football, lacrosse, rugby and indoor soccer.



INCLUSIVE PROGRAMMING

Inclusive programming is a proactive approach to planning recreation programs that go beyond non-discrimination policies by actively planning for people with disabilities to participate. Park agencies now have inclusive policies to provide opportunities at day camps.



EVIDENCE-BASED PROGRAMS THAT MEASURE HEALTH

Park and recreation sites serve as more than just a place for recreation activity, but also as locations to participate in evidence-based programs that measurably improve health.





BRAND CONTEXT



City Branding

BRAND STANDARDS:

For the City of Bondurant to maintain the brand integrity of the Bondurant Logo, and maximize its effectiveness as an identifier, the logo must be applied without modification.



Do not alter designs. Standardized designs for logomarks and logotypes may not be altered in any way except to enlarge or reduce. ANY alterations must be approved by the City of Bondurant.

CONCEPT: Bondurant “B”

The Bondurant “B” design modernizes the traditional “B” mark from logos past. Incorporating both a block “B” and a handwritten, flowing version, the design represents the balance offered among the community to **connect people and opportunities wherever they are.** The City of Bondurant celebrates its robust history while welcoming diversity and growth. With **subtle references to green leaves and yellow corn, the mark also gives a nod to the area’s agricultural roots in Iowa.**

With a school system worthy of community pride, the Bondurant-Farrar School District blue is the anchor color symbolizing an intentional focus on raising future generations. Green represents opportunities for health and growth, while gold provides a feeling of warmth and optimism.



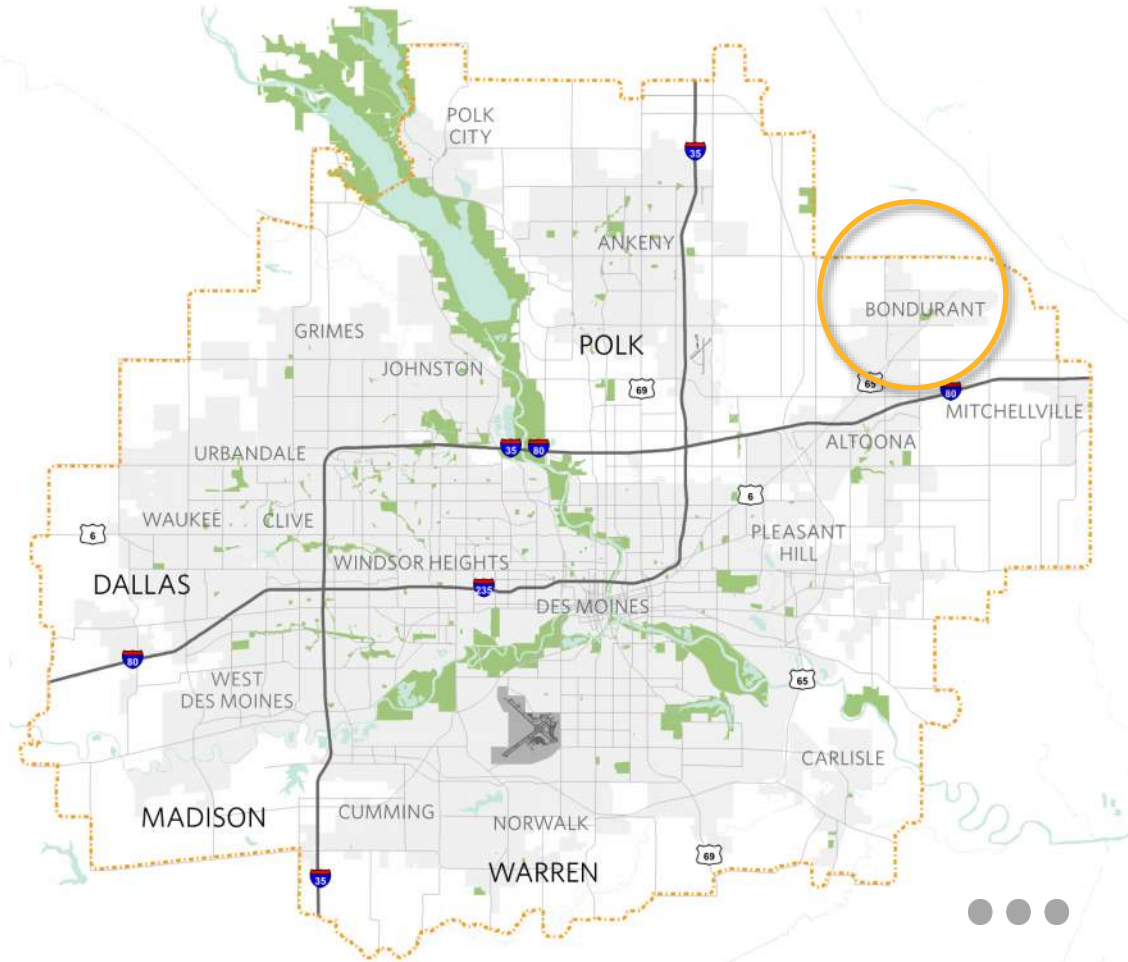
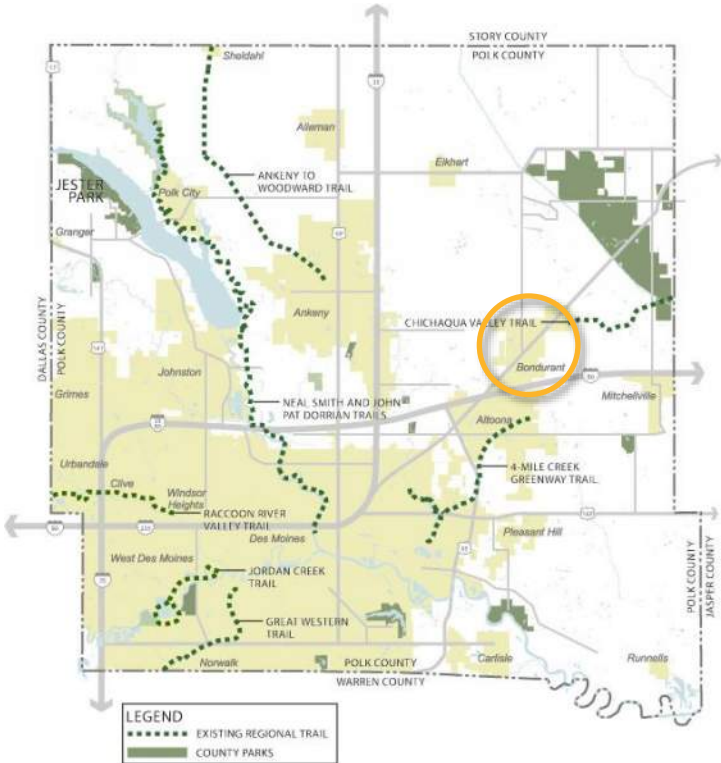
standard colors	
	
	C: 100 M: 83 Y: 13 K: 02
	C: 00 M: 33 Y: 96 K: 00
	C: 67 M: 13 Y: 100 K: 01
additional color	
	C: 36 M: 22 Y: 06 K: 00

note: pulled from 40% opacity of primary blue tone.

PARK LOCATION

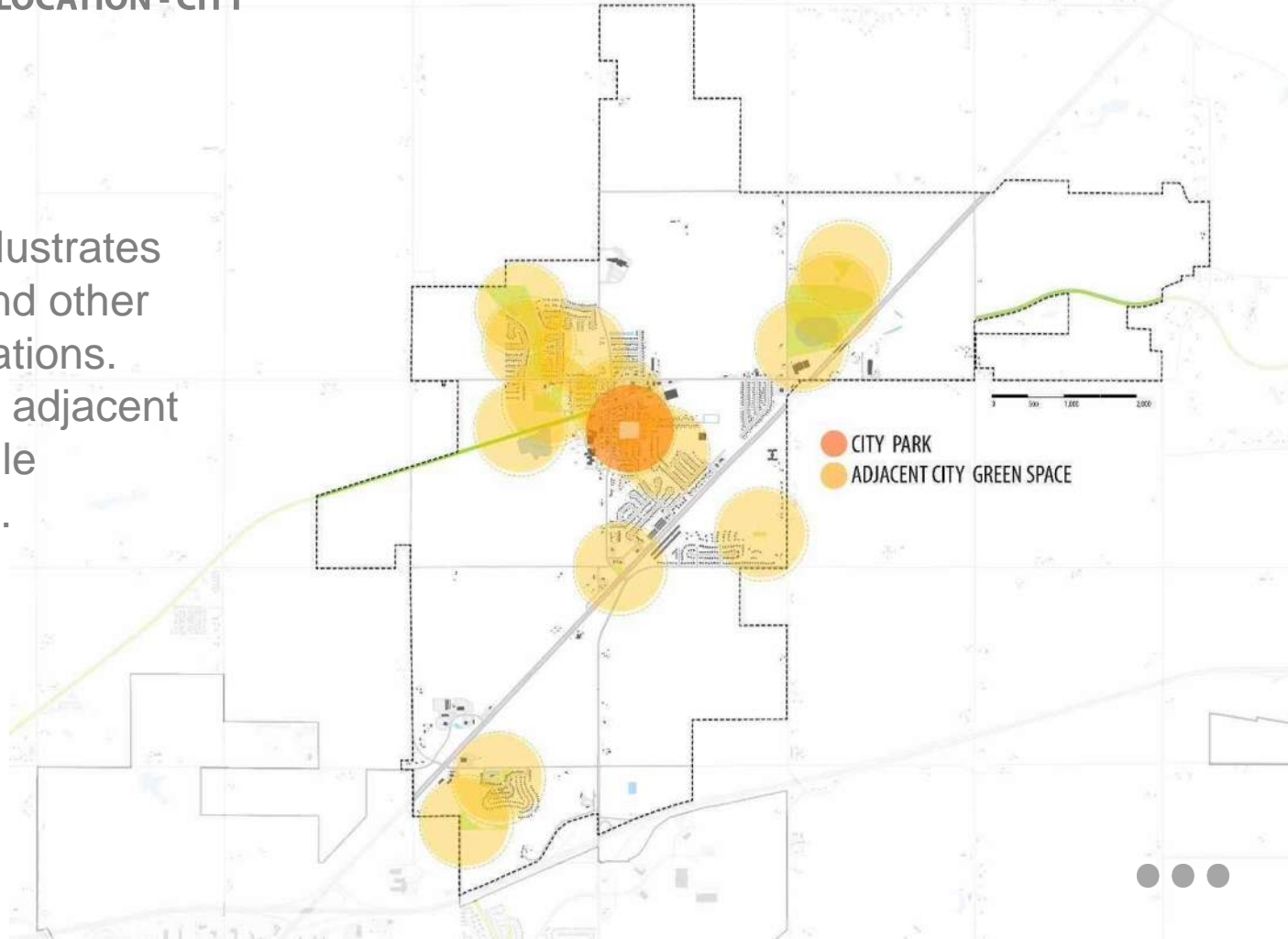


DISCOVERY > PROJECT LOCATION - REGION



CITY CONTEXT

The City diagram illustrates the park location and other City-wide considerations. Key focus is put on adjacent parks and the ¼ mile distance from each.



NEIGHBORHOOD CONTEXT

The neighborhood diagram illustrates the cultural and environmental considerations that may relate to or influence any analysis or recommended planning options.



THE DEPOT (TRAILHEAD)

CHICHAQUA TRAIL OPEN SPACE

CITY PARK (2.24 AC)

GREEN SPACE

BONDURANT - FARRAR
MIDDLE SCHOOL



DISCOVERY > PROJECT LOCATION - HISTORICAL CONTEXT



APRIL 2000
Two residences



APRIL 2006
Privacy fence



MAY 2010
Play removal



SEPT. 2013
Sand courts
removed



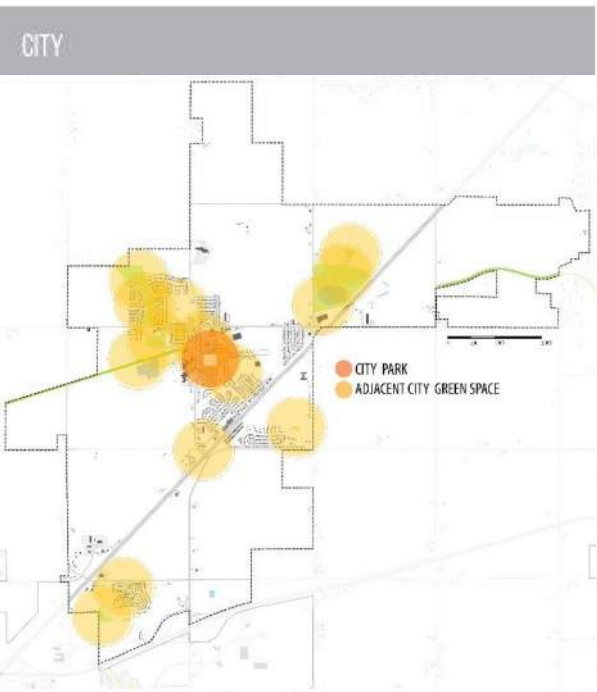
APRIL 2018
Park cut-through
removed

PARK CONTEXT

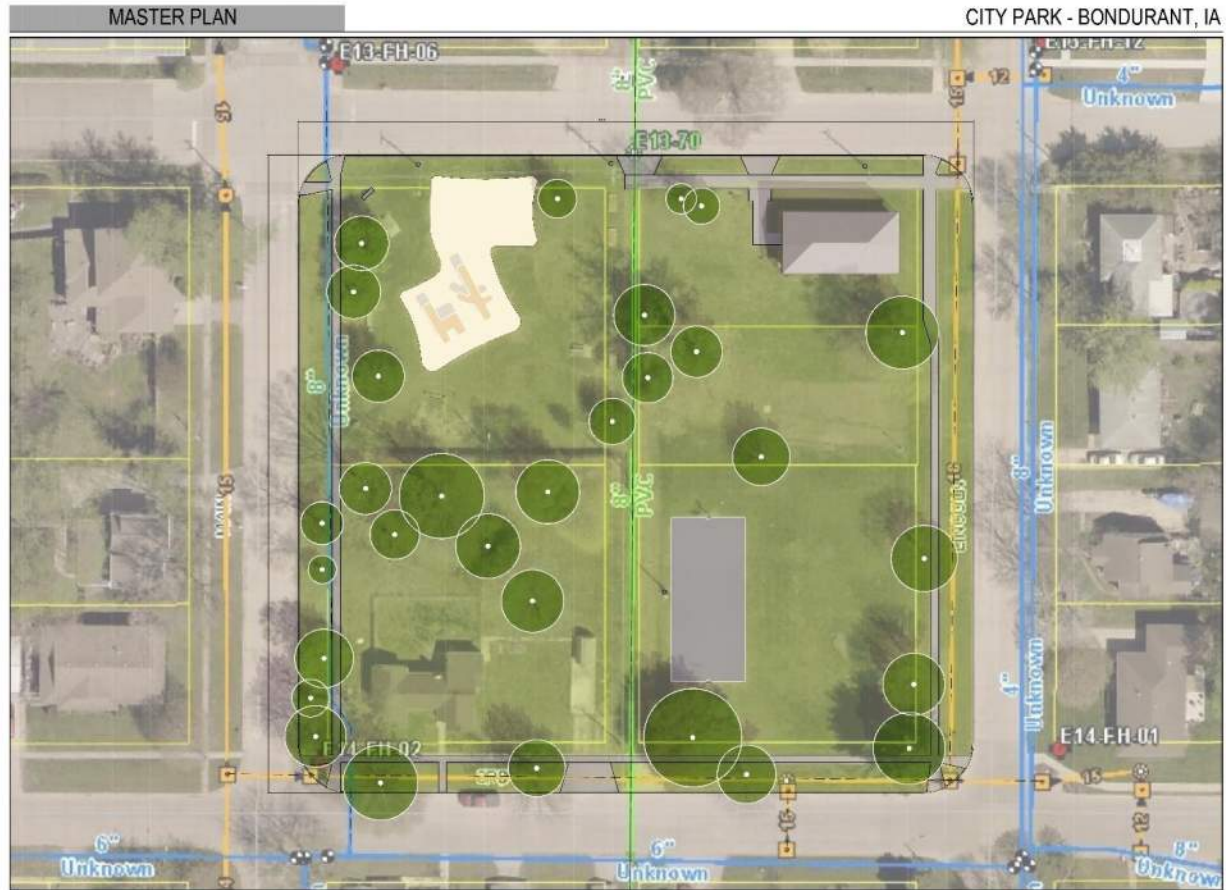
This diagram identifies the issues directly adjacent to the park in relation to the built and natural environment. These items include circulation systems, land use, adjacent property considerations (including proximity and view sheds), vegetative systems and drainage.



DISCOVERY > PROJECT LOCATION – OVERVIEW



DISCOVERY > PROJECT BASE MAP



BASE MAP (DERIVED FROM CITY INFO)



SHELTER
SPACE

SEATING

PARK
TODAY

SPORT
COURTS

PLAY
ELEMENTS

FUTURE?



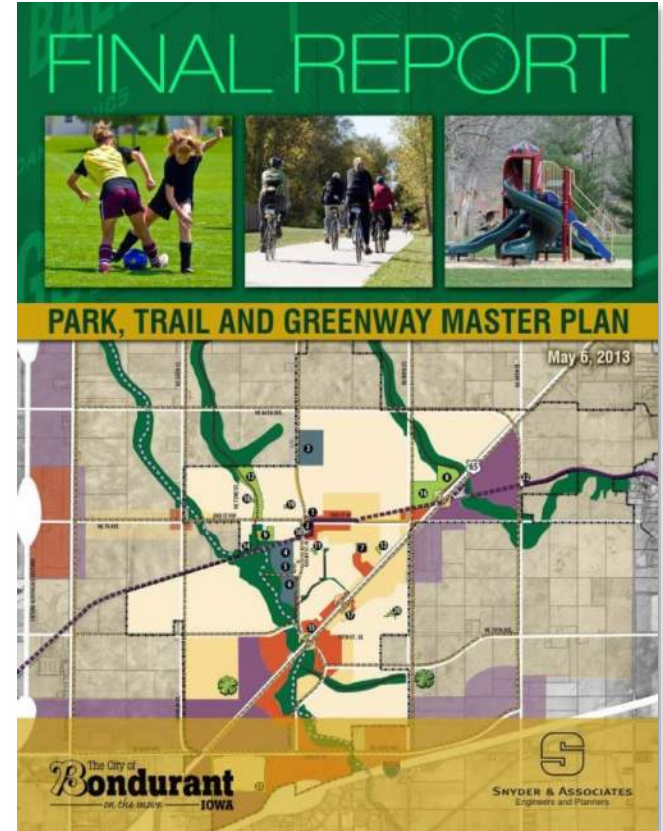


PARK INVENTORY



PARK, TRAIL AND GREENWAY MASTER PLAN

The objective of the Park, Trail and Greenway Master Plan is to evaluate existing parks, identify park and trail needs and plan for future improvements. The information gathered during this process will assist the community in prioritizing upcoming facilities improvements and budgetary costs.



Neighborhood Parks

Neighborhood parks are set up to serve people who live and work near the park. They are designed to meet the needs of local people and often include items like picnic tables, play equipment and lawn areas. Typically, park-users' houses are within a five-minute walk.

- **City Park**
- **Mallard Pointe Park**
- **Gateway Park**
- Renaud Ridge Park
- Wolf Creek Park
- Wisteria Heights Park
- Eagle Park
- Efnor Estates
- Lincoln Estates Park
- Cleveland Park

Specialty Parks

Specialty parks often serve a larger group than a neighborhood park and are designed to meet the needs of the community in consolidated areas that are programmed with a specific purpose in mind. Often these have an athletic component and highly programmed areas.

- **City Park** (future expanded programming)
- **Bondurant Recreational Sports Complex**
- **Bondurant West Soccer Complex**
- **Athletic Fields at Bondurant- Farrar Schools**

Community Parks

Community parks are designed to serve all members of the city. They are usually larger, and this size allows them to serve as parks, as well as natural resource areas. Community parks may include elements from other types of parks as well. They often require off-street parking and may necessitate additional facilities such as restrooms or shelters. All households should be within one mile of a community park.

- **Lake Petocka Park**

Some don't fit nicely into a category...

Are there other categories to consider?

- Bondurant Regional Trailhead
 - The Depot
- Gateway Park
 - Porch Swings and Fireflies
- Bluejay Landing Park Area
- Chichaqua Valley Trail
- Gay Lea Wilson Trail
- North Gateway Park

DISCOVERY > BUILDING BLOCKS OF A NEIGHBORHOOD PARK SYSTEM

Standard Program

- 5 to 25 acres
- 2 acres of open space
- Playground
- Shelter
- Pathway (trail) Access
- Frontage Access (at least one side, preferably two sides)
- Accessibility
- Landscape
- Signage

Additional Program with Neighborhood Pull

- Parking for a Minimum of 10 to 20 Stalls
- Restrooms
- Half-court Basketball
- Full-court Basketball
- Backstop/Ball Fields for Informal Play
- Lighting
- Additional Shelters and Shade Structures
- STEAM Station

Unique Program with Community Pull

- Tennis
- Volleyball
- Football
- Pickleball
- Splash Pad/Wading Pool
- Gardens
- Fitness/Adventure Course
- Art
- Day Lodge
- Day Camp Programing
- Expanded Picnic Opportunities
- Fully Accessible Play
- Amphitheater
- Winter Activity
 - Sledding Hill
 - Ice Skating
 - Ice Hockey
 - Snowshoe
- Environmental Activity
 - Boating
 - Fishing
 - Bird Watching
 - Nature Trails
 - Other



DISCOVERY > BUILDING BLOCKS OF A NEIGHBORHOOD PARK SYSTEM

Playgrounds

- Swings
- Slides
- Climbing structures
- Diggers
- Ride-on animals
- Merry-go-round

Seating

- Benches
- Picnic tables
- Bleachers

Shelters

- Big, with bathrooms and grills
- Small, with tables

Restrooms

Plants

- Butterfly garden
- Trees
- Flower planters

Water

- Drinking fountains
- Hydrants

Signage

- Interpretive
- Wayfinding

Lighting

- Decorative vs. not

Sports

- Basketball
- Baseball/softball?
- Soccer
- Sand volleyball

Extra

- Pet waste stations
- Trash receptacles
- Free Little Libraries
- Hope food boxes
- Bike repair station(s)
- Plaza
- Concession stand
- Bike racks
- Fishing ponds
- Workout stations
- (Future) dog park
- Trails/sidewalks
- Parking
- Open space

What's Missing?



PARKLAND CATEGORIES



PARKS



CEMETERIES



GOLF COURSES



TRAILS



RECREATIONAL
OPEN SPACES



NATURAL
OPEN SPACES

ASSET CLASSES



GROUND PLAY



WATER PLAY



ATHLETICS



BURIAL
STRUCTURES



STRUCTURES



AMENITIES



TRANSPORTATION



SIGNAGE



ENVIRONMENTAL

ASSET TYPES

GROUND PLAY:

- Playground Package
- Freestanding Feature
- Swing Set
- Nature Playground
- Play Surfacing
- Special Feature
- Other

WATER PLAY:

- Sprayground
- Splash Pool
- Wading Pool
- Fountain
- Water Slide
- Other

ATHLETIC:

- Full-Court Basketball
- Half-Court Basketball
- Soccer Field
- Ball Diamond
- Tennis Court
- Pickleball Court
- Takraw Court
- Bocce Court
- Volleyball Court
- Horseshoe Pit
- Other

BURIAL STRUCTURES:

- Mausoleum
- Mini-Mausoleum
- Columbarium
- Memorial Monument
- Ash Spreading Area
- Other

STRUCTURES:

- Enclosed Shelter
- Open Air Shelter
- Full Restroom
- Kybo Restroom
- Storage Building
- Maintenance Building
- Pump House
- Community Center
- Pool
- Clubhouse
- Other

AMENITIES:

- Drinking Fountain
- Picnic Table
- Bench
- Grill
- Trash Receptacle
- Recycling Receptacle
- Bike Rack
- Lighting
- Fence or Railing
- Bike Fix It Station
- Other

TRANSPORTATION:

- Hard-Surfaced Path
- Hard-Surfaced Trail
- Soft-Surfaced Trail
- Bridge
- Parking
- Road
- Other

SIGNAGE:

- Site Location
- Wayfinding
- Interpretive
- Regulatory
- 911
- Other

ENVIRONMENTAL:

- Free Play Lawn Area
- Tree of Significance
- Ornamental Planting
- Green Infrastructure
- Beach
- Other



BUILT ENVIRONMENT (Inventory)

With an understanding of the location of the park (as it pertains to the City, the surrounding neighborhood and land directly adjacent), it is time to inventory the park itself starting with the built environment.



SIGNAGE



**GROUND
PLAY**



AMENITIES



SHELTER



ATHLETICS



NATURAL ENVIRONMENT (Inventory)

This inventory identifies the land cover types that currently exist in this park.



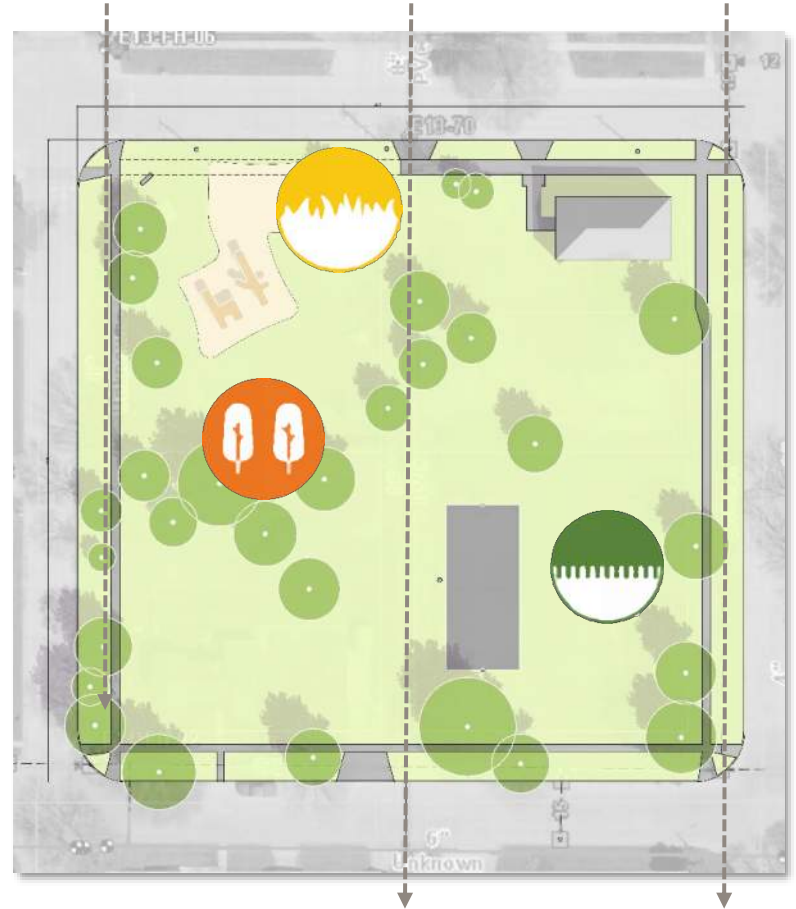
LAWN



SHADED AREA



MULCH





ENGAGEMENT AND COMMUNICATIONS PLAN



Developing a comprehensive approach to public engagement is as important as the plan itself. Community “buy-in” is critical for the development of all public lands and especially for neighborhood parks. Developing public engagement strategy and a communication plan is a time-sensitive and critical component to developing a successful project.



The following are key phases of public engagement:

Awareness

At the beginning of the project, developing project awareness and branding is important for overall project familiarity and critical information gathering.

Input

Once the project is well on its way, input is critical to help guide the project and bring greater clarity to the “need list,” the “want list” and the “got to have it” list of park facilities. Gathering early input will help develop better concepts and design considerations.

Concepts

Presenting concepts to the public helps the planning team and the community understand that the public is being heard and the surrounding stakeholders have greater buy-in.

Owners

Once the stakeholders and general public have seen that they were included in the project and helped favorably impact the development of program and concepts, ownership begins to take root.



AWARENESS

INPUT

CONCEPTS

OWNERSHIP

PROJECT BASE: PROVEN PUBLIC ENGAGEMENT TECHNIQUES TO PROVIDE PARTICIPATION THROUGHOUT PROCESS.

- LARGE GROUP KICK-OFF PRESENTATION**
Short presentation. Stations for each topic of plan.
- PROJECT WEBSITE** 📍
Location to share downloads and event information.
- SURVEY** *for Steering Committee or Community* 📍
Identify issues and gather perspectives.

- REPRESENTATIVE STEERING COMMITTEE**
Strong involvement by meeting regularly.
- STAKEHOLDER DISCUSSIONS**
Organize by: Parks and Recreation, Major Employers, Education, Professionals, Retailers, Housing, Arts, Nonprofits, Special Districts

- DESIGN STUDIO**
Consultant Team on location for three days. Open hours to meet with public.

- COMMUNITY OPEN HOUSE**
Short presentation. Stations for each topic of plan.
- FEEDBACK**
Short presentation. Stations for each topic of plan.
- JOINT WORK SESSION**
Short presentation. Stations for each topic of plan

ELECTED OPTIONS: TOOLS AND TECHNIQUES THAT INCREASE INTEREST, ENGAGEMENT, AND OWNERSHIP OF THE PLANNING PROCESS. *USING ALL FORMS OF ENGAGEMENT IS NOT ADVISABLE.*

- PROJECT SYMPOSIUM** *for Public*
Consultants speak on projects within city.
- KICK-OFF CELEBRATION**
Presentations, Expo-like event with participating vendors (including profit and not-for-profit groups).
- COMMUNITY EVENTS**
- LECTURES**
- NEWSPAPER EDITORIAL/ARTICLES**
- HANDOUTS AND COLLATERAL**
- SOCIAL MEDIA AND E-BLASTS** 📍
- 1-QUESTION INSTANT POLLING E-BLASTS** 📍
- VIDEOGRAPHY**

- LARGE MIXED GROUP FACILITATION**
Discussion with invited experts/representatives organized around subject areas. *Day-long or 3 hours.*
- COMMUNITY ROUNDTABLES** *for Public*
Small group discussion. Hundreds could attend; challenge to manage. *Day-long or 2 hours.*
- "MY CITY" CLASSROOM PROGRAM**
Training assists students to identify projects and priorities for community improvement.
- STAKEHOLDER GROUPS** *by Geography*
- SELF-FACILITATION TOOLBOX**
- HALF-DAY LEADERSHIP PROGRAM**
- STATISTICALLY VALID SURVEY** 📍
Third-party administrators.
- VISUAL LISTENING SURVEY** 📍
Series of images; users votes on preference.
- ONLINE MAPPING TOOL** 📍
Allows challenges/opportunities to be pinpointed.
- POP-UP EVENTS**

- NEIGHBORHOOD DESIGN STUDIOS**
- SPECIAL DISTRICT PLANNING** *for Public*
- PREFERENCE MAPPING**
- INTERACTIVE SCENARIO MAPPING**
- ONLINE FORUMS**

- LARGE MIXED GROUP FACILITATION**
- NEIGHBORHOOD OPEN HOUSE**
- COMMUNITY CELEBRATION**
- IMPLEMENTATION SUMMIT**
- APPROVAL PROCESS**



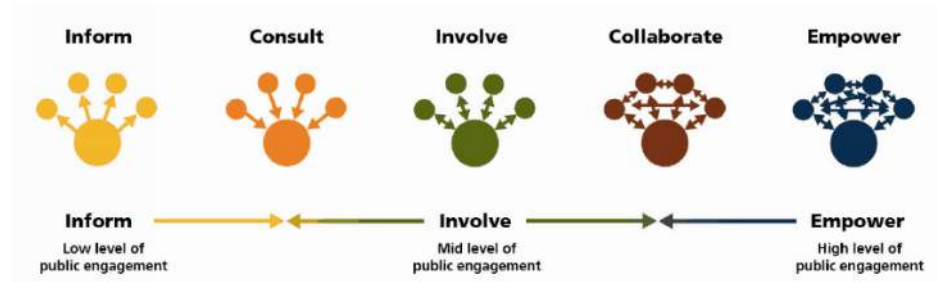
Our Process:

- (**Awareness**) Creating content to share on the City website and on social media
- (**Input**) Stakeholder meetings with key user groups
- (**Input/Concepts**) Virtual Open House #1
- (**Concepts/Ownership**) Virtual Open House #2
- Final Deliverables



Key Considerations:

- _____
- _____
- _____





CASE STUDIES



CASE STUDY

City Park is a 2.22-acre Community Park and most centrally located park in Bondurant.

Park Program (Facilities)

- Flexible open space
 - Shelter
 - Basketball court
 - Playground
-
- Construction Cost: \$TBD (2021)
 - Cost per: SF \$TBD per SF or \$TBD per acre



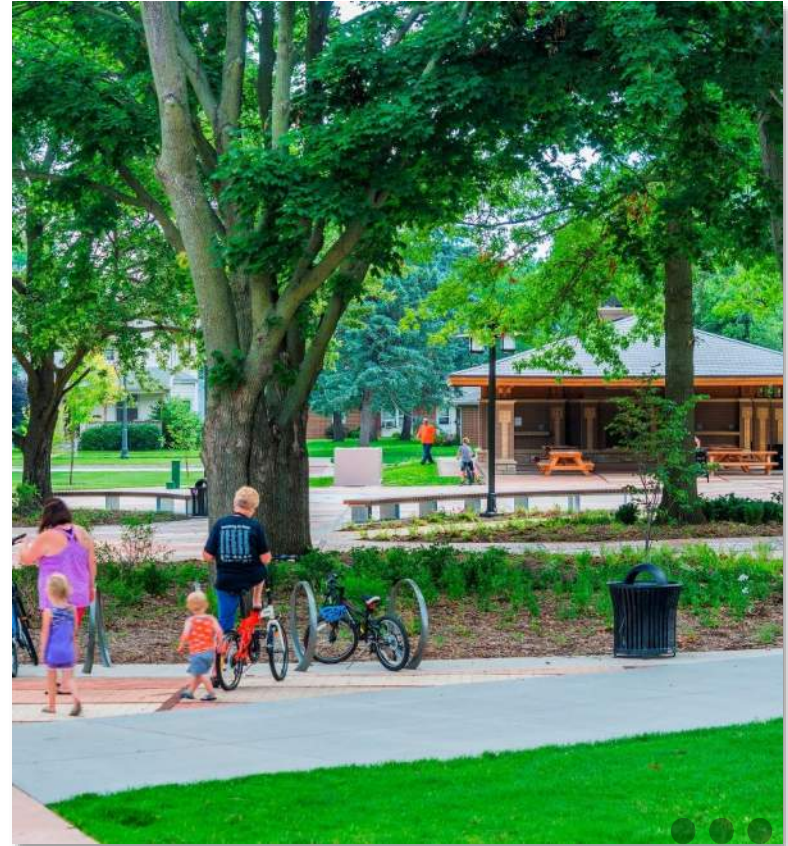


CASE STUDY

Central Park is a 3.76-acre Community Park. Central Park is home to the Thursday & Saturday Farmers Market that runs spring through fall and Thursday Music in the Park during the summer months.

Park Program (Facilities)

- Flexible open space
 - Shelter to accommodate 50+ people (medium gatherings)
 - Splash pad
 - Amphitheater
 - Playground
 - Site lighting
 - Signage
 - Integrated art
-
- Construction Cost: \$3,750,000 (2021)
 - Cost per: SF \$22.90 per SF or \$997,340 per acre









CASE STUDY

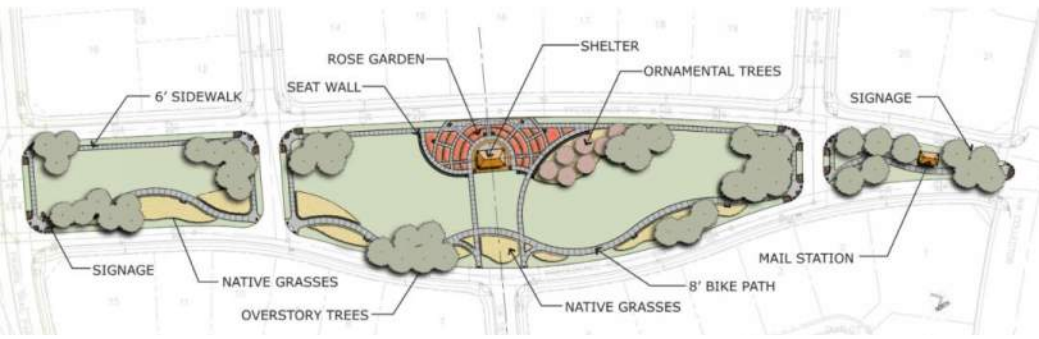
Precedence Park, a 3.54-acre park, is a passive park providing a meandering lawn with both natural and gardenesque landscaping. This park provides a more passive experience than its sister park, Dean Park.

Park Program (Facilities)

- Flexible open space
 - Shelter to accommodate 36 people (small gatherings)
 - Trail and sidewalk connection
 - Site lighting
 - Formal garden
 - Signage
 - Integrated art
-
- Construction Cost: \$1,355,000 (2021)
 - Cost per: SF \$5.48 per SF or \$382,768 per acre



DISCOVERY > CASE STUDIES – ANKENY; DEAN PARK



CASE STUDY

Dean Park is a 1.67-acre neighborhood park that provides both active and passive recreational opportunities.

Park Program (Facilities)

- Flexible open space
 - Shelter to accommodate 50 people (medium gatherings)
 - Trail and sidewalk connection
 - Splash play
 - Playground
 - ½-court basketball
 - Site signage
 - Integrated art
-
- Construction Cost: \$1,303,000 (2021)
 - Cost per: SF \$17.92 per SF or \$780,240 per acre



DISCOVERY > CASE STUDIES – ANKENY; DEAN PARK





CASE STUDY

Bayliss Park, a 4.29-acre park, is a passive park providing a fountain serving as a focal point. This park is a community park located in downtown Council Bluffs.

Inventory

- Fountain
 - Formal garden
 - Terrace
 - Shelter to accommodate 36 people (small gatherings)
 - Trail and sidewalk connection
 - Site lighting
 - Formal garden
 - Signage
 - Integrated art
-
- Construction Cost: \$3,115,000 (2005) / \$5,890,000 (2021)
 - Cost per: SF \$31.23 per SF or \$1.38M per acre





CASE STUDY

Thompson Park is a 4.25-acre community park with spaces for gathering, playing, relaxing, working and more, right in the heart of Downtown Overland Park.

Inventory

- Two open-air shelters
 - New restrooms
 - Performance stage
 - Seating areas
 - Outdoor working space with Wi-Fi
 - Playground (climbing structure and water play area)
 - “On-street parking improvements.
 - Signage
 - Integrated art
-
- Construction Cost: \$3,742,753 (2021)
 - Cost per: SF \$20.22 per SF or \$880,647 per acre





Keynotes

1. Over-sized Swing
2. Meeting Nodes
3. Large Shelter
4. Restrooms
5. Inclusive Play
6. Water Feature
7. Carriage House
8. Carriage Plaza
9. Nature Play
10. Shelter
11. Shelter Garden
12. Performance Venue





PROJECT FRAMEWORK

Outlining a series of potential park improvements within the built and natural environments.





GAME BOARD EXERCISE



DISCOVERY > GAME BOARD - EXERCISE

 <p>Coffee/Food Service \$4</p>	 <p>Shelter/Picnic Area \$3</p>
 <p>Fire Rings \$1</p>	 <p>Outdoor Classroom \$2</p>
 <p>Public Art \$3</p>	 <p>Meditation Garden \$2</p>

 <p>Natural Play Area \$3</p>	 <p>Playground \$3</p>
 <p>Obstacle Course \$3</p>	 <p>Archery Range \$2</p>
 <p>Sand Volleyball \$1</p>	 <p>Tennis \$2</p>

 <p>Multipurpose Court \$2</p>	 <p>Exercise Station \$1</p>
 <p>Bike Repair Station/Rack \$1</p>	 <p>Habitat Restoration \$2</p>
 <p>Skate Park \$5</p>	 <p>Community Lodge \$4</p>

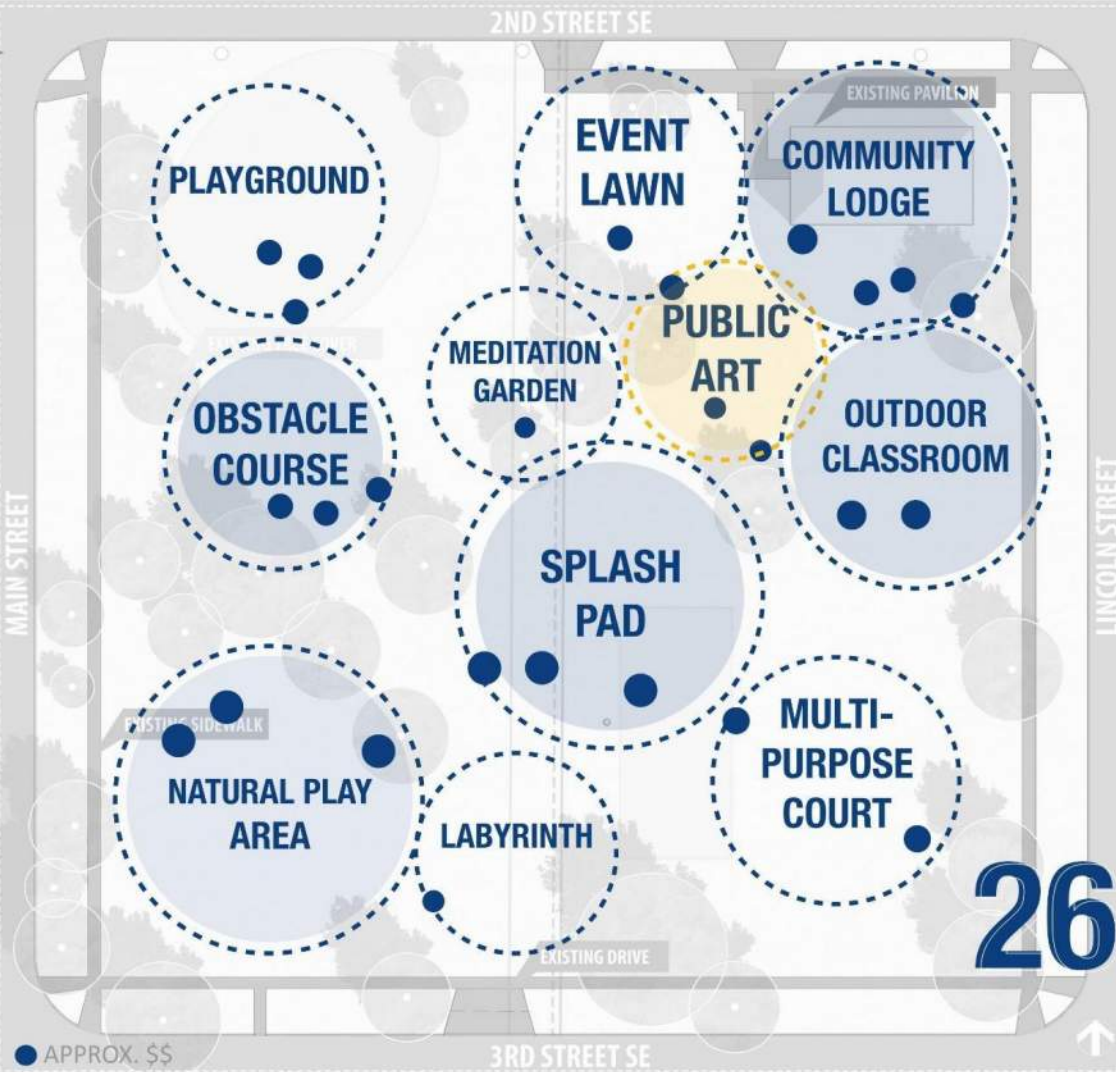
 <p>Amphitheater \$4</p>	 <p>Labyrinth \$1</p>
 <p>Ball Field \$2</p>	 <p>Event/Lawn Space \$2</p>
 <p>Pond \$3</p>	 <p>Swimming Pool \$5</p>

 <p>Splash Pad \$3</p>	 <p>Parking (3 spaces) \$2</p>
 <p>Restroom \$3</p>	<p>Part A</p> <p>What's in YOUR Park?</p> <p>Play #1. Pick your building - Art, Tent, Conk or Ball</p> <p>Play #2. Choose one piece of park - sand, water, shade and stinky vomit</p> <p>Play #3. Disorganize your park! (Thanks to the stinky vomit.)</p>
<p>Your idea here:</p>	<p>Part B</p> <p>What's in YOUR Park?</p> <p>Choose one building from "Part A" and one piece of park from "Part A".</p> <p>Combine what you have chosen to create a park plan.</p> 

PROJECT FRAMEWORK > WHAT WE HEARD - PROGRAMMING



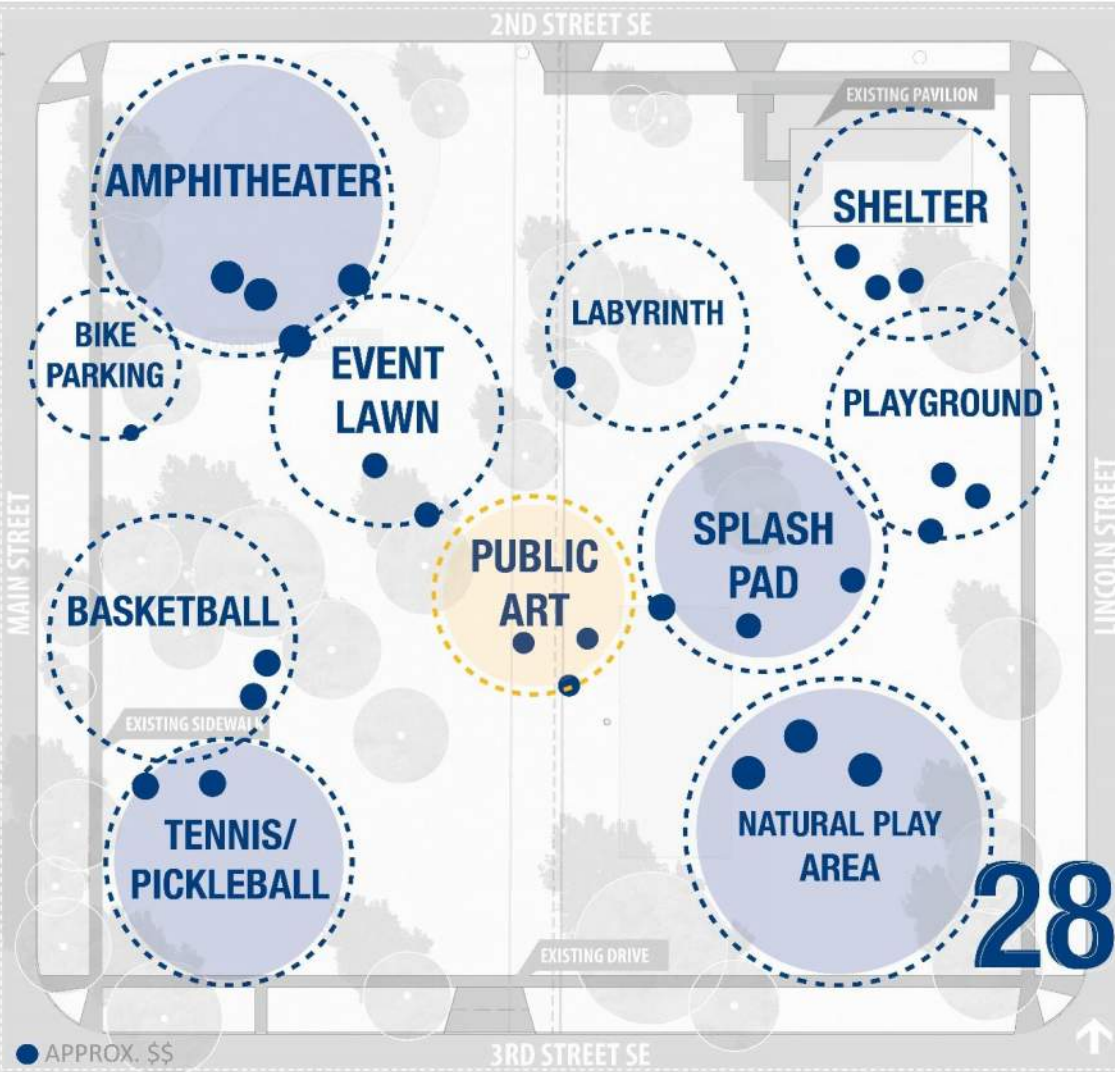
PROGRAMMING OPTION 1 - REVIEW



- Focus on holistic programming.
- Central idea of public art; does this want to be an overarching theme of the park?
- Play activity across site.
- Connections to/from each program will be crucial to connectivity.
- Less approximate dollars in cost (very close).
- Less sport court area and more open space.
- Maintains general location of existing program of playground and basketball court.
- Central focus on splash pad.
- Community lodge (let's confirm intent for this).
- No additional courts.
- No sand volleyball.

CONSIDERATIONS

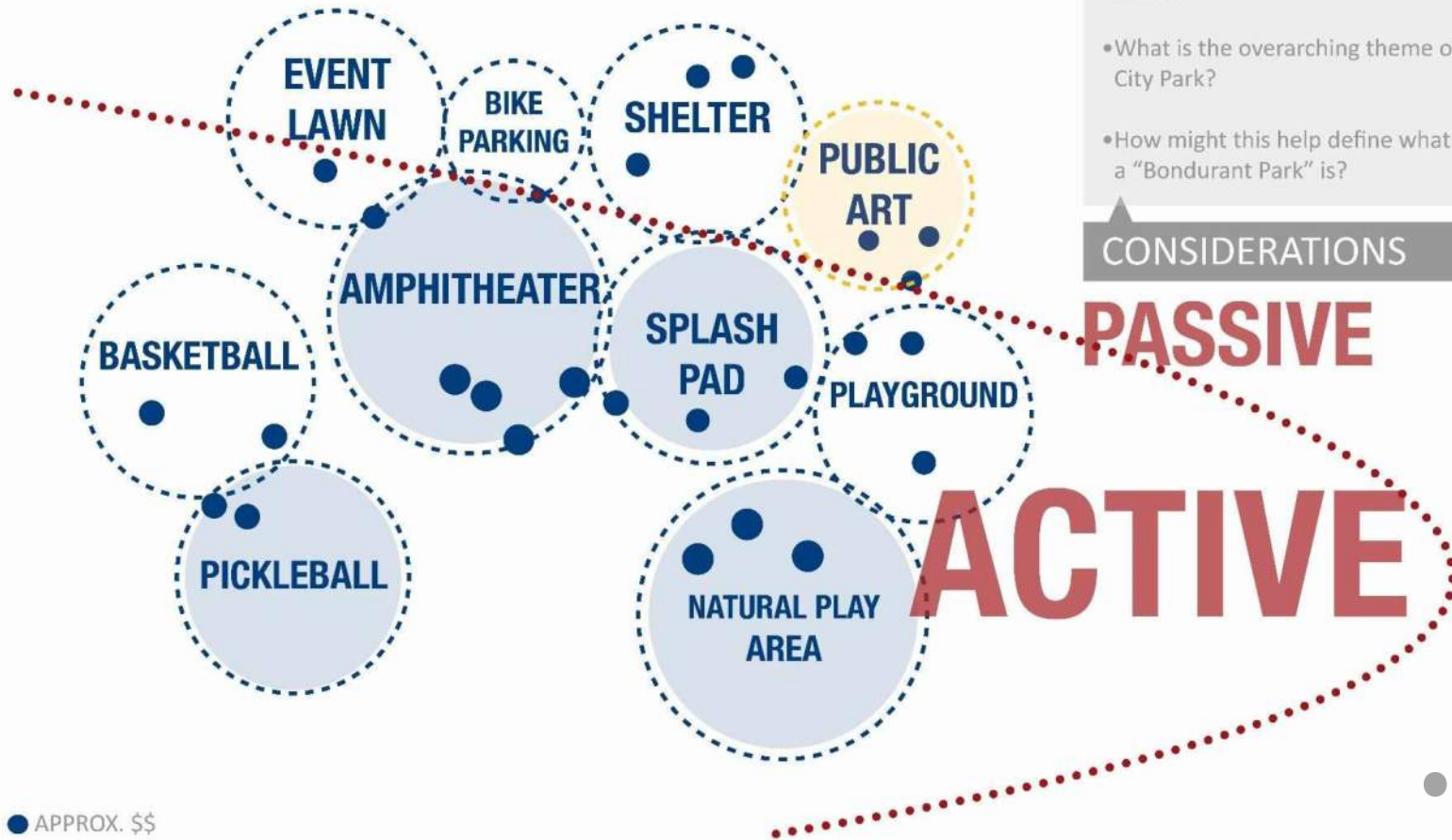
PROGRAMMING OPTION 2 - REVIEW



● APPROX. \$\$

- Focus on holistic programming.
- Acoustics moving from the NW to the SE across the site.
- Central idea of public art; does this want to be an overarching theme of the par?
- Active area centered in the SW corner of the site.
- Play activity in Eastern/Central portion of site.
- Connections to/from each program will be crucial to connectivity.
- More approximate dollars in cost.
- Less open space and more sport court area.
- Moves existing program of playground and basketball court.
- No obstacle course.
- No meditation garden.
- No outdoor classroom.

CONSIDERATIONS





VISUAL LISTENING EXERCISE



FRAMEWORK > VISUAL LISTENING - EXERCISE



SHADED AREA



BOCCE COURT



AMPHITHEATER



INCLUSIVE PLAY



PICNIC AREAS



OUTDOOR SEATING

FRAMEWORK > VISUAL LISTENING - EXERCISE



SHADED AREA



BOCCE COURT



AMPHITHEATER



INCLUSIVE PLAY



PICNIC AREAS



OUTDOOR SEATING



FRAMEWORK > VISUAL LISTENING - EXERCISE



GREEN INFRASTRUCTURE



SPORT COURTS



NATURE PLAY



PUMP TRACK



OUTDOOR GAMES

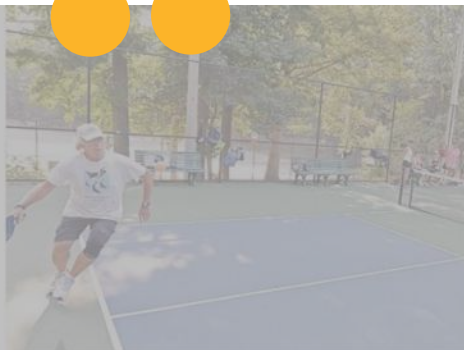


SHELTER

FRAMEWORK > VISUAL LISTENING - EXERCISE



GREEN INFRASTRUCTURE



SPORT COURTS



NATURE PLAY



PUMP TRACK



OUTDOOR GAMES



SHELTER

FRAMEWORK > VISUAL LISTENING - EXERCISE



BOOTHING EVENTS



AMPHITHEATER



LABYRINTH



SPLASH PAD



GARDENS



OPEN SPACE

FRAMEWORK > VISUAL LISTENING - EXERCISE



BOOTHING EVENTS



AMPHITHEATER



LABYRINTH



SPLASH PAD



GARDENS



OPEN SPACE

FRAMEWORK > VISUAL LISTENING - EXERCISE



TENNIS



BASKETBALL



DISC GOLF



NATIVE PLANTING

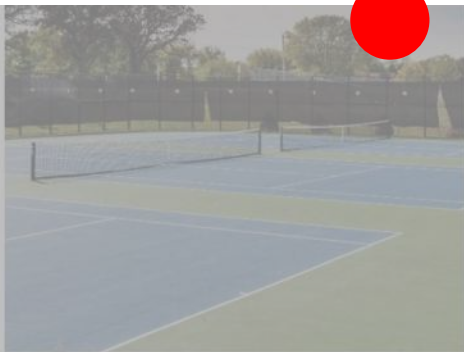


FIRE CIRCLE

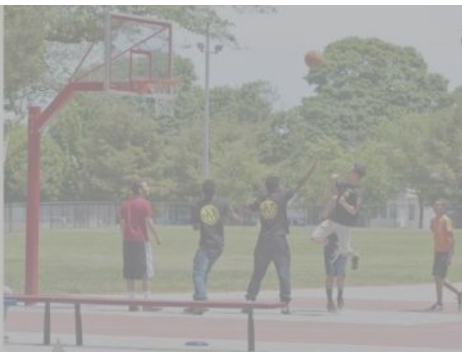


GREENHOUSE

FRAMEWORK > VISUAL LISTENING - EXERCISE



TENNIS



BASKETBALL



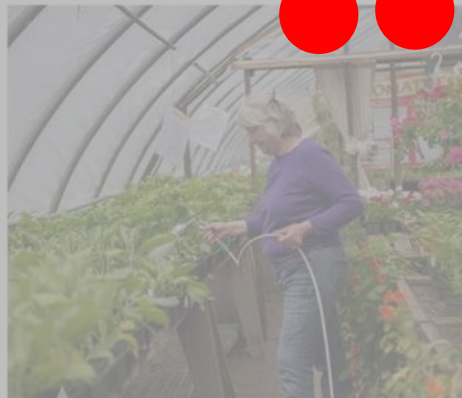
DISC GOLF



NATIVE PLANTING



FIRE CIRCLE



GREENHOUSE

FRAMEWORK > VISUAL LISTENING - EXERCISE



OUTDOOR GRILL(S)



BAGS/GAMES



WINTER ACTIVITY



SOFT TRAILS



HABITAT RESTORATION



OUTDOOR MOVIES

FRAMEWORK > VISUAL LISTENING - EXERCISE



OUTDOOR GRILL(S)



BAGS/GAMES



WINTER ACTIVITY



SOFT TRAILS



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OUTDOOR MOVIES

FRAMEWORK > VISUAL LISTENING - EXERCISE



GIANT JENGA



SAND VOLLEYBALL



BIKE PARKING



WAYFINDING/SIGNAGE



INTEGRATED ART



OUTDOOR CLASSROOM

FRAMEWORK > VISUAL LISTENING - EXERCISE



GIANT JENGA



SAND VOLLEYBALL



BIKE PARKING



WAYFINDING/SIGNAGE



INTEGRATED ART



OUTDOOR CLASSROOM

A summary of what the group discussed:

POSITIVE FEEDBACK

1. Amphitheater
2. Open Space
3. Shelter Space
4. (Nature) Playground
5. Basketball Court
6. Splash
7. Farmer's Market/Public Events
8. Walking Paths

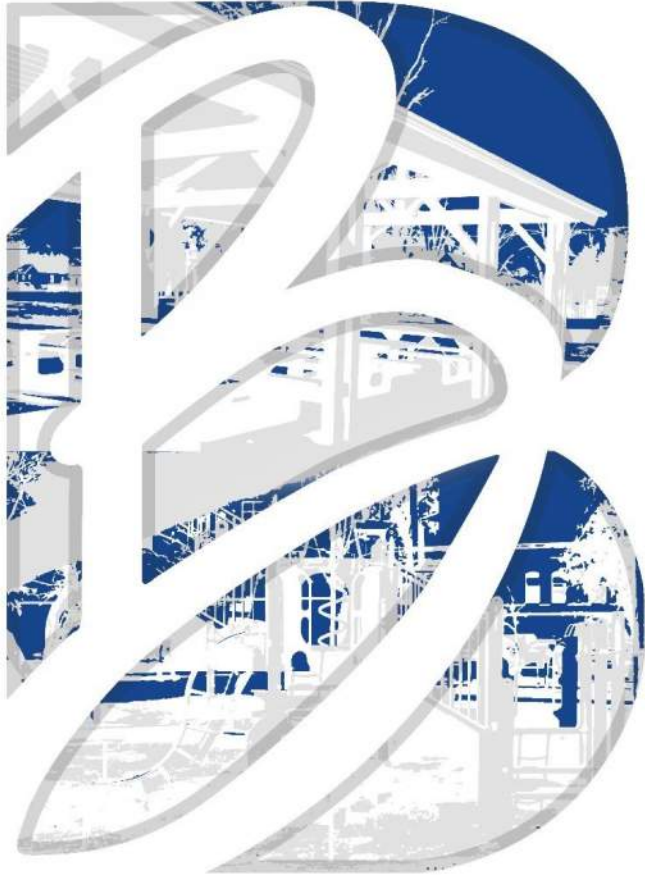
NOT SO POSITIVE FEEDBACK

1. Bocce Court
2. Disc Golf
3. Greenhouse
4. Pump Track/Skateboarding
5. Labyrinth
6. Fire Features
7. Tennis
8. Volleyball

COMMUNITY FEEDBACK - SURVEY

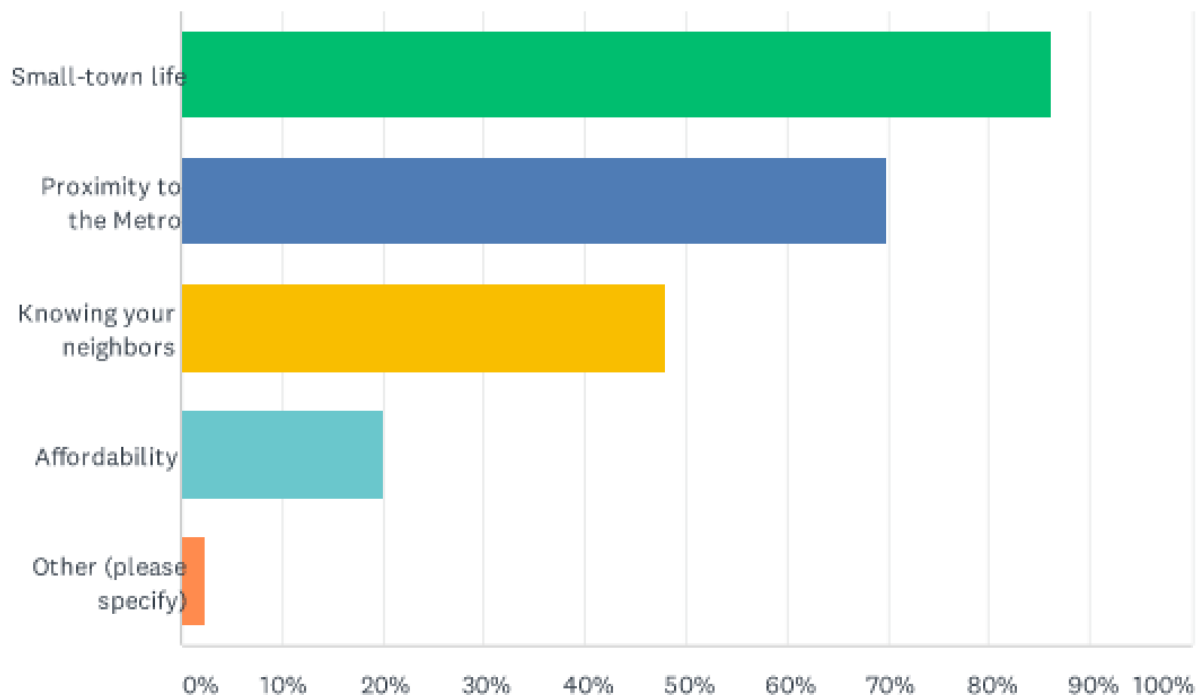






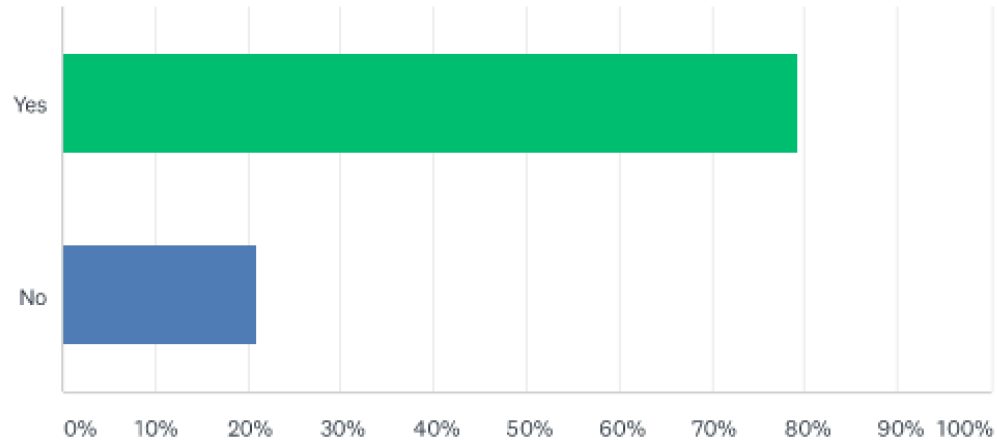
Q1 What do you love about living in Bondurant? (Check all that apply)

Answered: 397 Skipped: 1



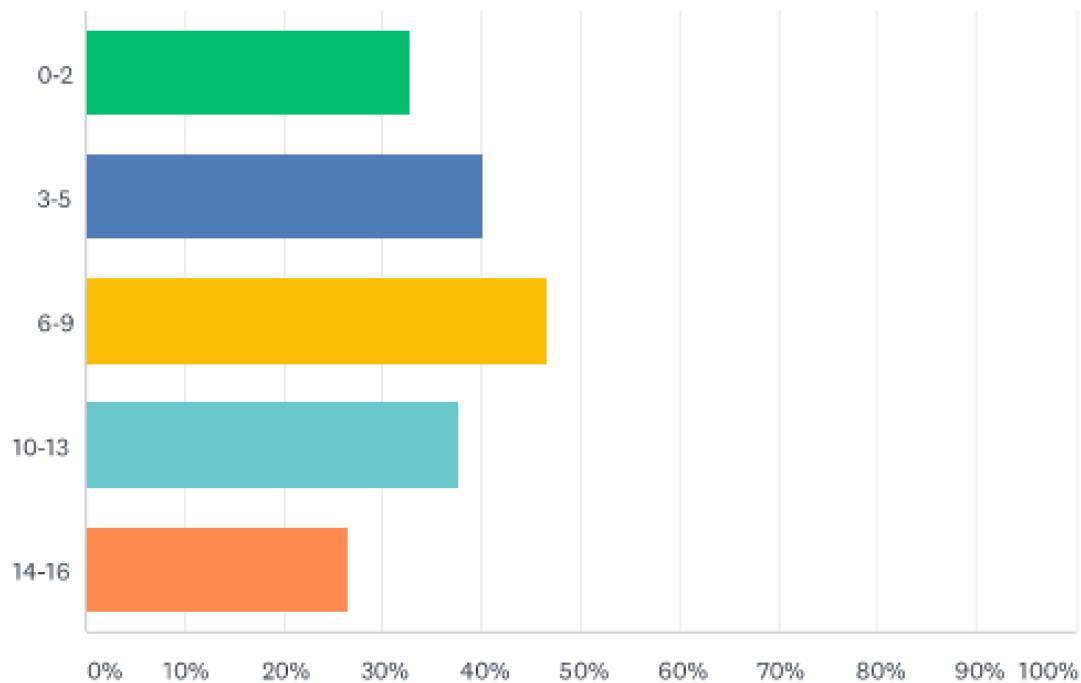
Q2 Do you have children living in your household?

Answered: 395 Skipped: 3



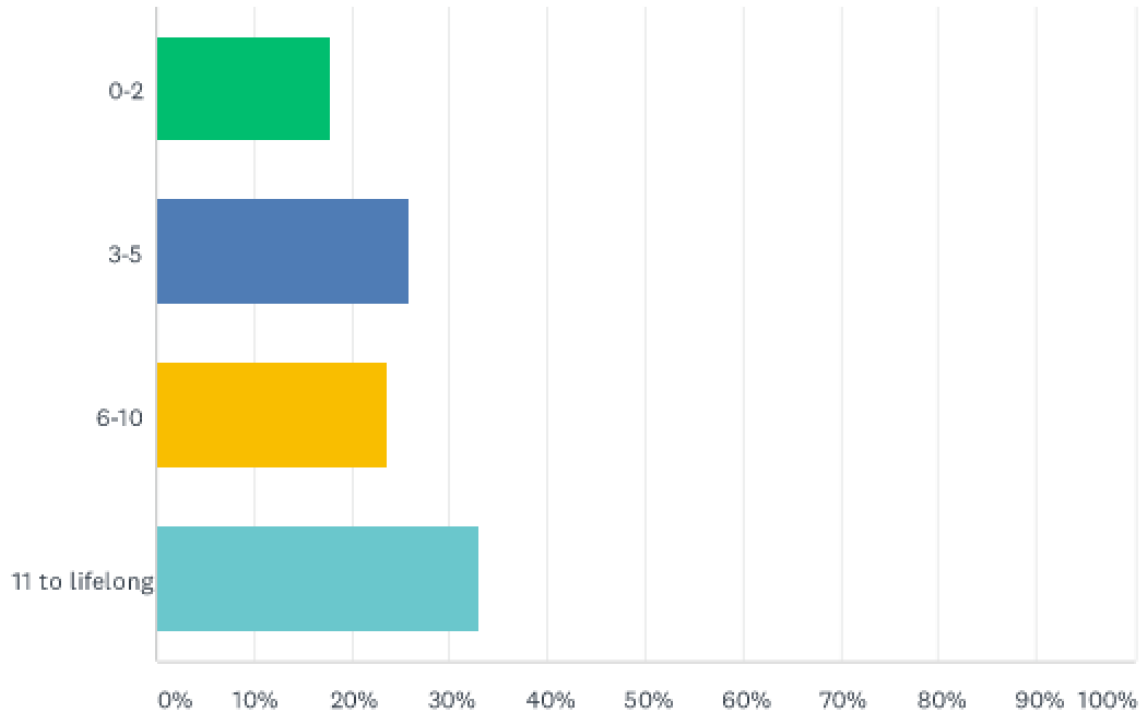
Q3 If so, which age categories to they fall into? (Check all that apply)

Answered: 316 Skipped: 82



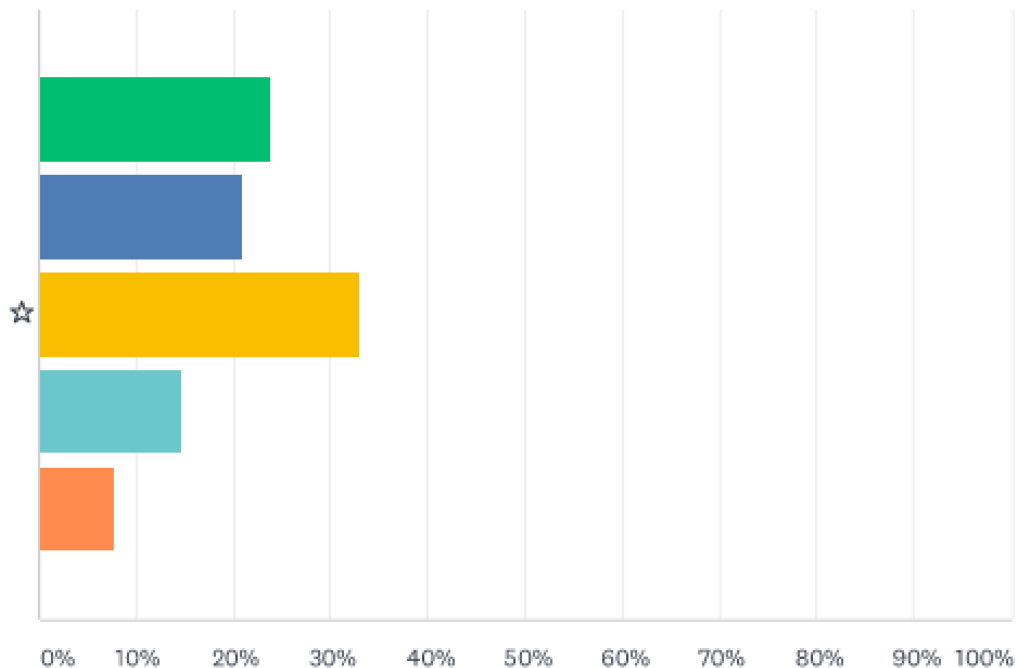
Q4 How many years have you lived in Bondurant?

Answered: 397 Skipped: 1



Q5 Skate park/half pipe/rails

Answered: 374 Skipped: 24

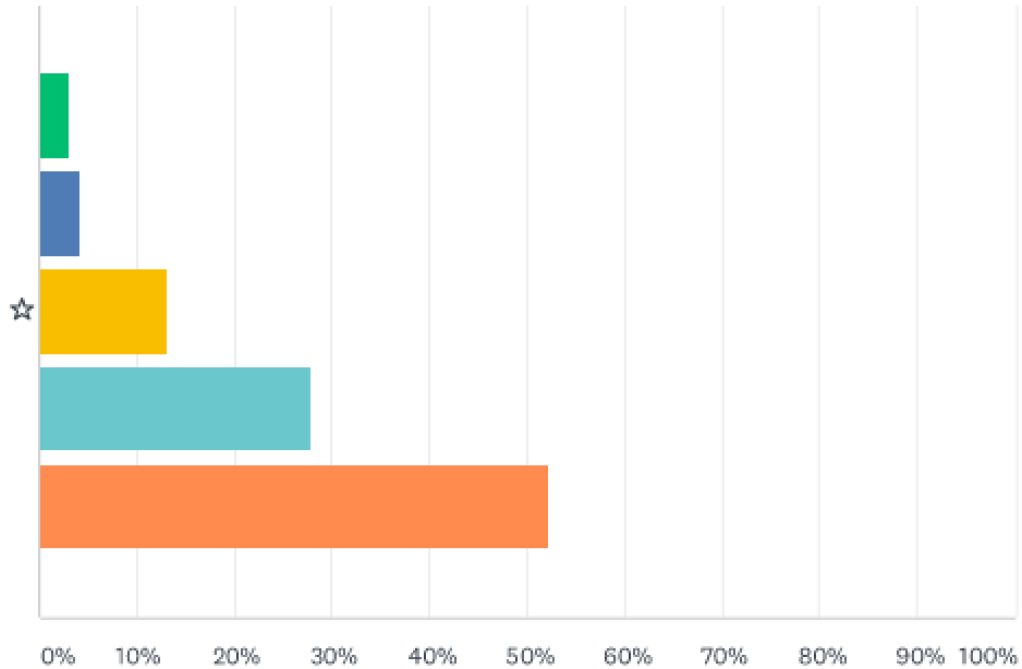


Strong No No Neutral Yes Strong Yes



Q6 Small splash

Answered: 378 Skipped: 20

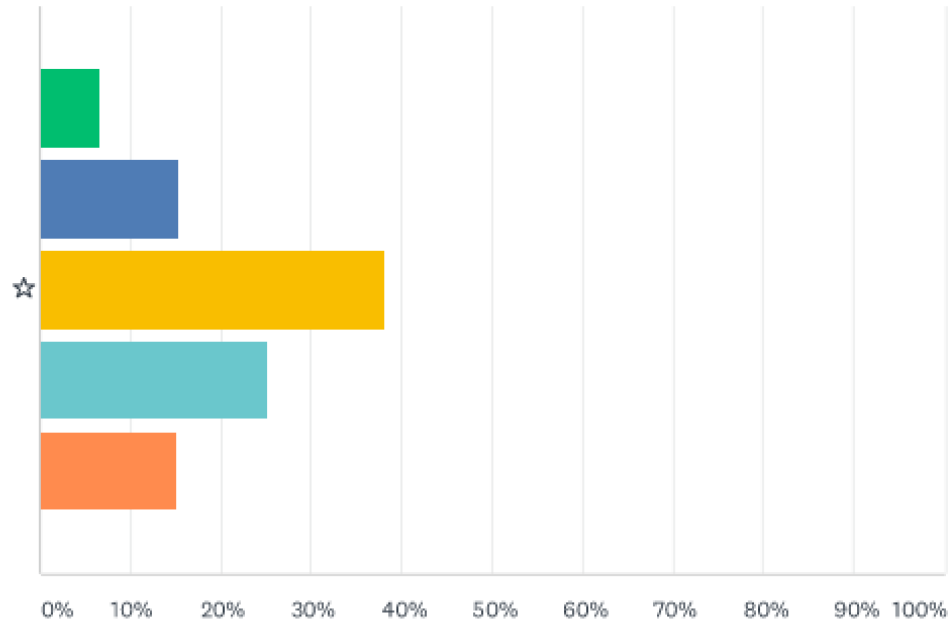


Strong No No Neutral Yes Strong Yes



Q7 Pickleball/court sport

Answered: 373 Skipped: 25

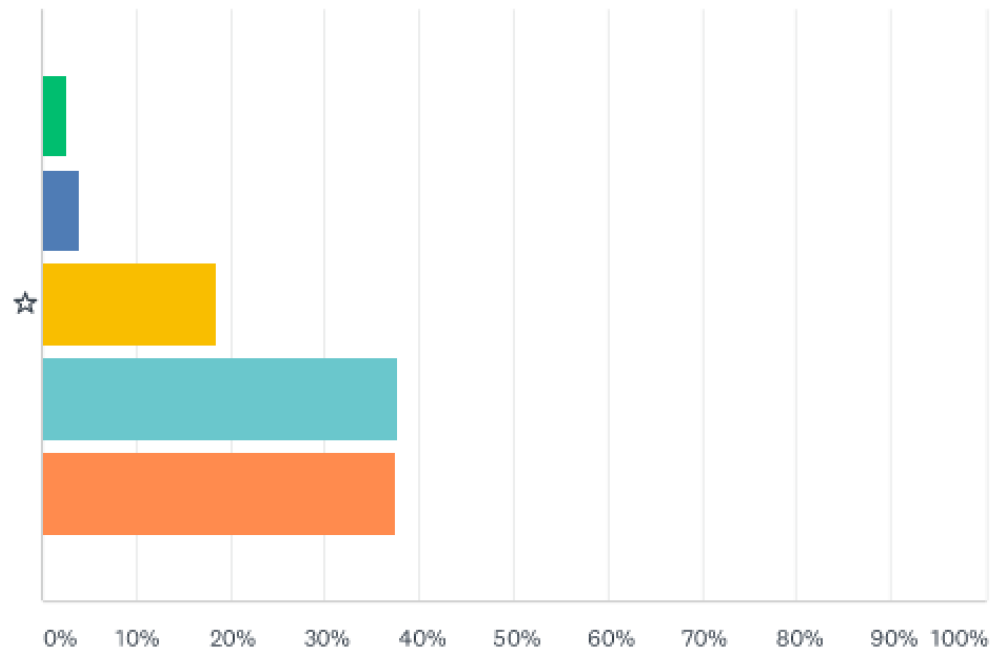


Strong No No Neutral Yes Strong Yes



Q8 Larger, more inclusive playground/nature play

Answered: 374 Skipped: 24

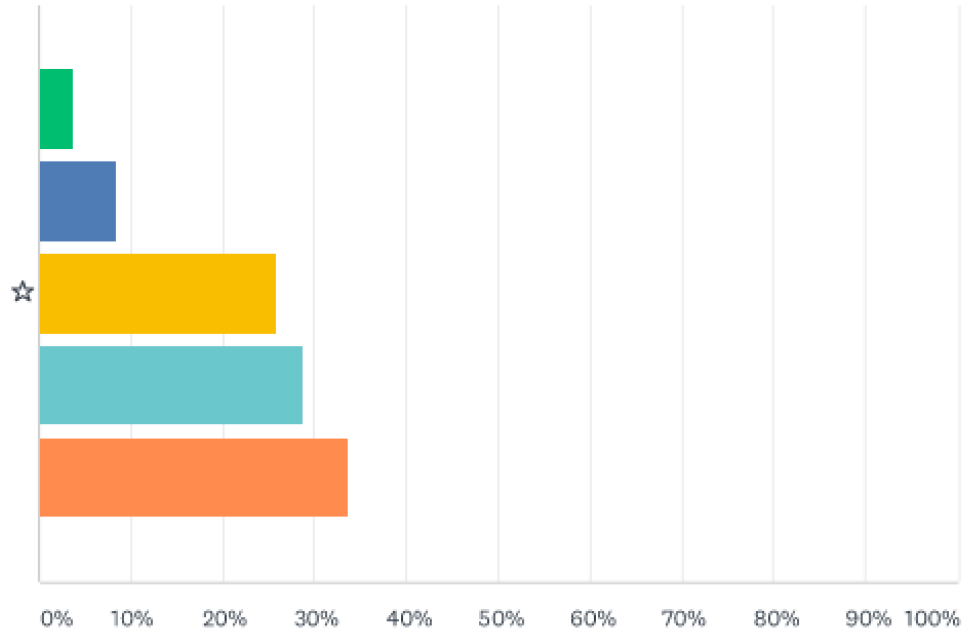


Strong No No Neutral Yes Strong Yes



Q9 Amphitheater/bandshell

Answered: 373 Skipped: 25

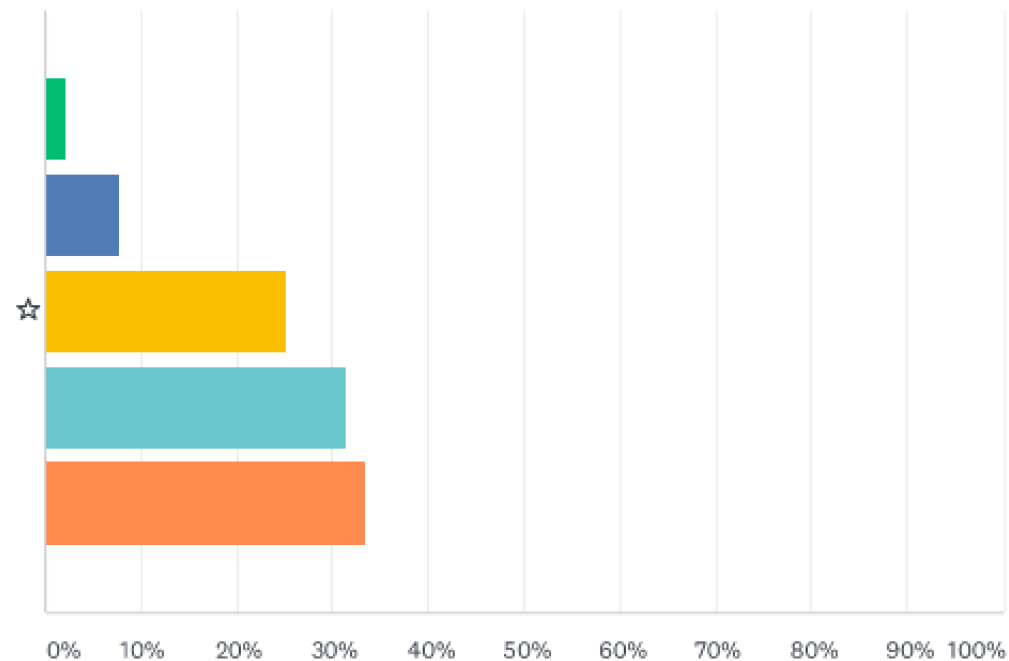


Strong No No Neutral Yes Strong Yes



Q10 Green space with trees

Answered: 373 Skipped: 25



Strong No No Neutral Yes Strong Yes





CONCEPTUAL DESIGN

Creating alternatives for park program and layout.



Grant St S

Main St SE

Lincoln St SE

Reclaimed Rails Brewing Company

Little House On Main Home Goods Store

Grant St SE

2nd St SW

2nd St SW

2nd St SE

2nd St SE

2nd St SE

2nd St SE

2nd St SE

Grant St SW

Pastored Church

Main St SE

Lincoln St SE

Bondurant Park

3rd St SW

3rd St SW

3rd St SW

3rd St SE

3rd St SE

3rd St SE

3rd St SE

Grant St SW

Grant St SW

Bondurant Christian Church

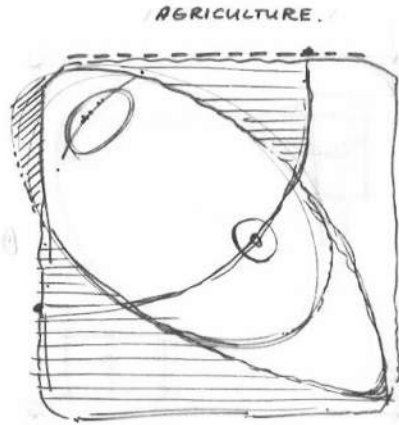
Main St SE

Lincoln St SE

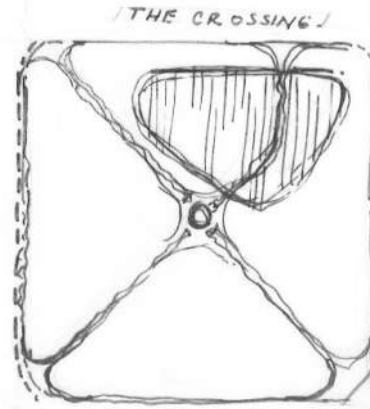
Lincoln St SE



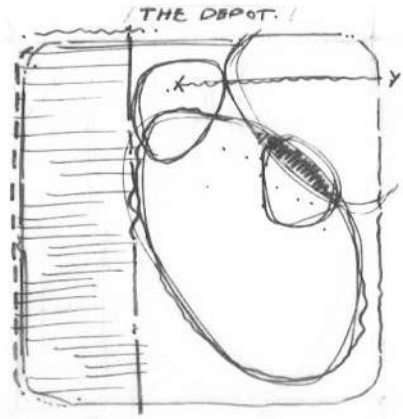
A



B

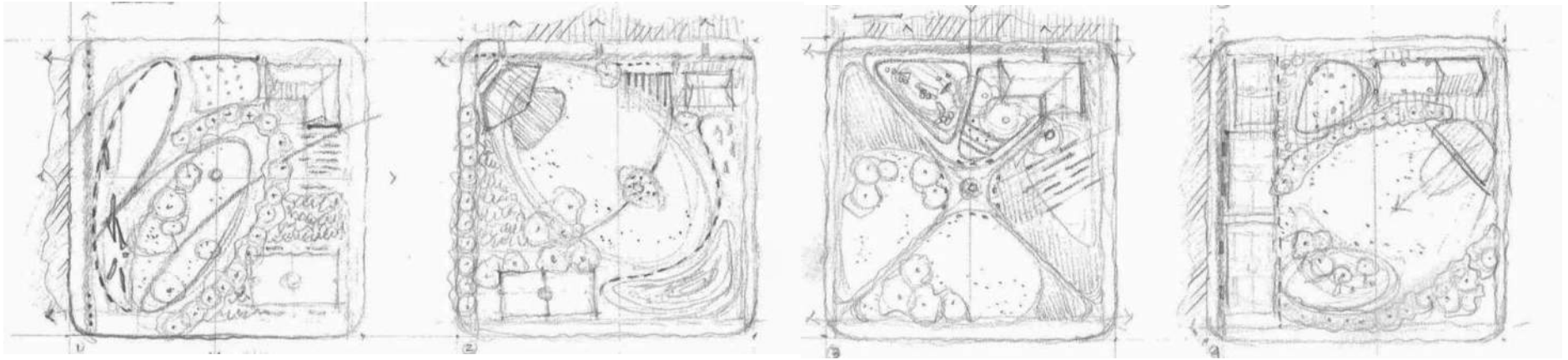


C



D

| INITIAL FORM STUDY |



A

B

C

D

| CONTINUED STUDY w/ PROGRAM |

EXISTING CITY PARK



- EXISTING BOOK SHARE
- EXISTING SHELTER
- EXISTING PUBLIC GRILL
- EXISTING PLAYGROUND
- EXISTING SIDEWALK
- EXISTING BASKETBALL COURT
- EXISTING TREES

LEGEND

CONCEPT OPTION 1 - REVIEW



- TENT AREA (FLEXIBLE)
- PUBLIC ART
- EXISTING SHELTER
- NATURE PLAY
- ORNAMENTAL PLANTING
- EXTENDED SHELTER/STORAGE
- SPLASH PAD & SEATING
- NATURAL PLANTING (BUFFER)
- OPEN SPACE
- WALKWAY
- STAGE FRONT PAVING AMPHITHEATER
- SPORT COURT (FLEXIBLE)
- SIGNAGE
- BACK-OF-HOUSE ELEMENTS

CONCEPT OPTION 2 - REVIEW



- SIGNAGE
- EXISTING SHELTER
- SPLASH PAD & SEATING
- ORNAMENTAL PLANTING
- OUTDOOR CLASSROOM
- NATURE PLAY
- PUBLIC ART
- CENTRAL SEATING AREA
- OPEN SPACE
- SPORT COURT (FLEXIBLE)
- WALKWAY
- NATURAL PLANTING (BUFFER)
- SIGNAGE

CONCEPT OPTION 3 - REVIEW



LEGEND



CONCEPTUAL DESIGN > ARCHITECTURE 1



POTENTIAL VIEW FROM NE

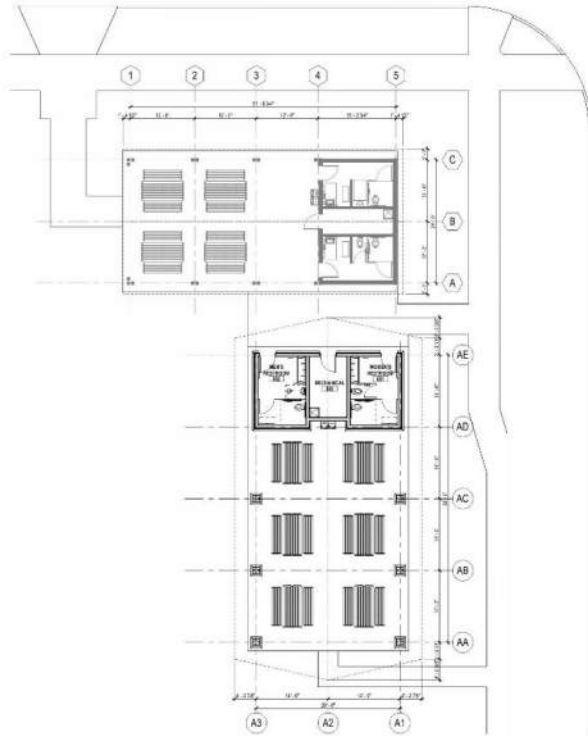


POTENTIAL VIEW FROM SW

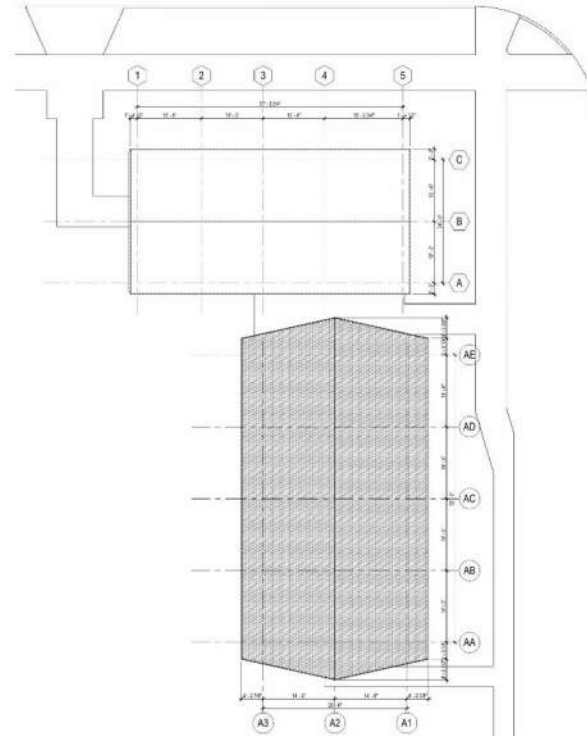


POTENTIAL VIEW FROM SE

CONCEPTUAL DESIGN > ARCHITECTURE 1



A1 FLOOR PLAN LEVEL - SHELTER & ADDITION
1/8"=1'-0"



A4 ROOF PLAN - SHELTER & ADDITION
1/8"=1'-0"

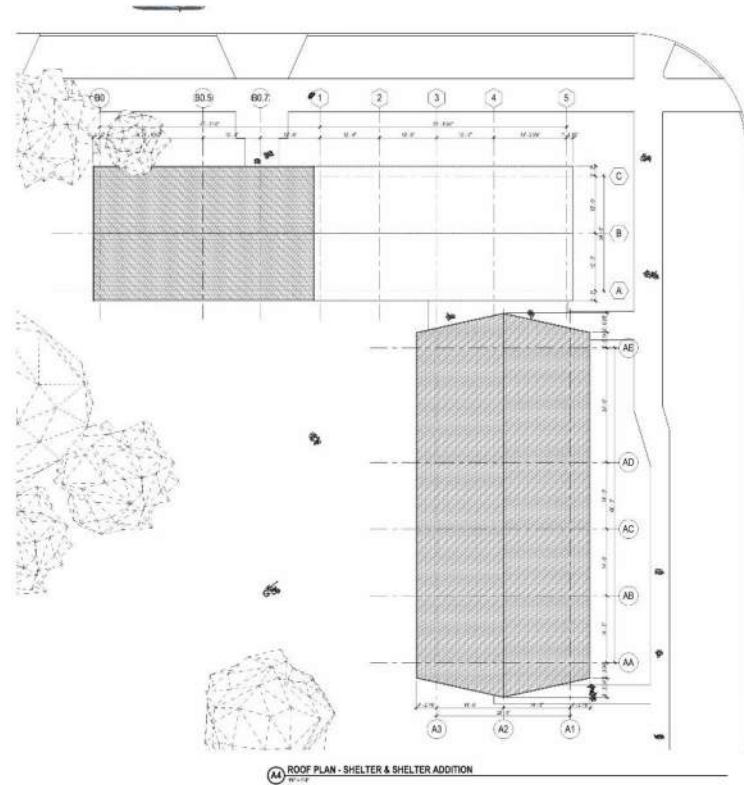
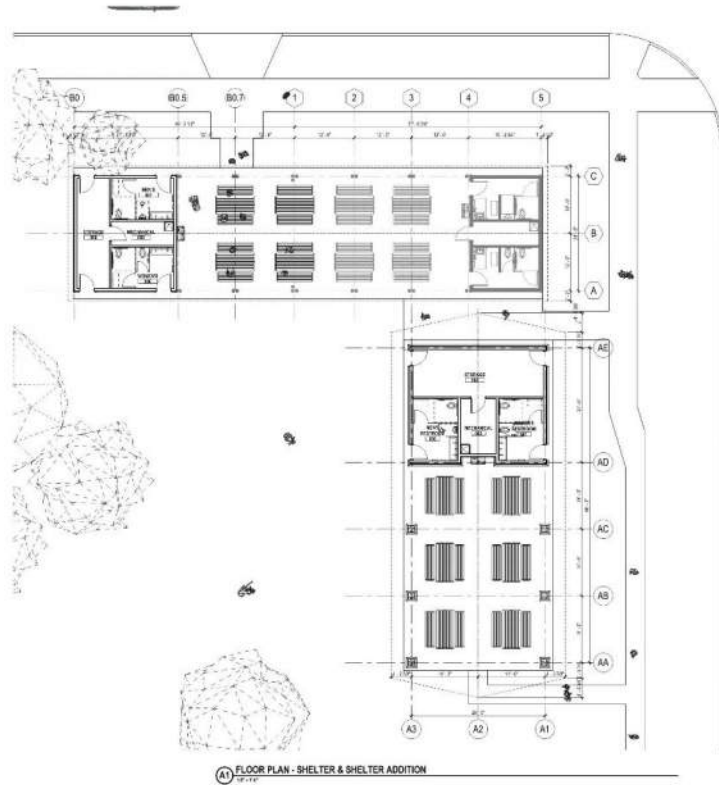




CONCEPTUAL DESIGN > ARCHITECTURE 2



CONCEPTUAL DESIGN > ARCHITECTURE 2



CONCEPTUAL DESIGN

OPTION 1



| focus amphitheater & open space |

OPTION 2



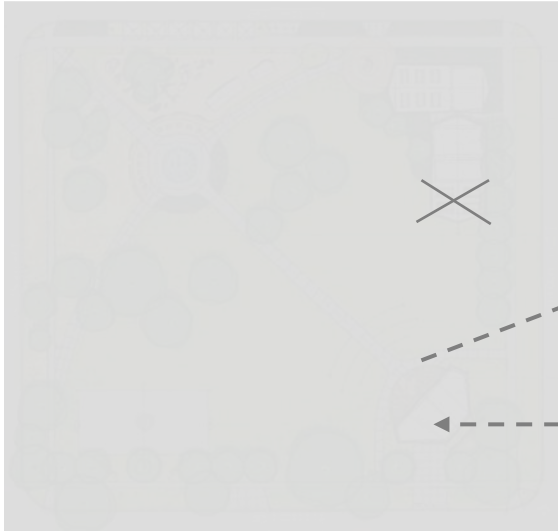
| focus on play |

OPTION 3



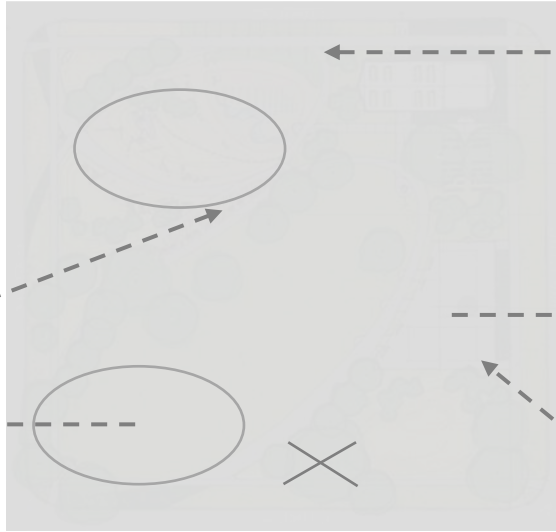
| focus on sport courts |

OPTION 1



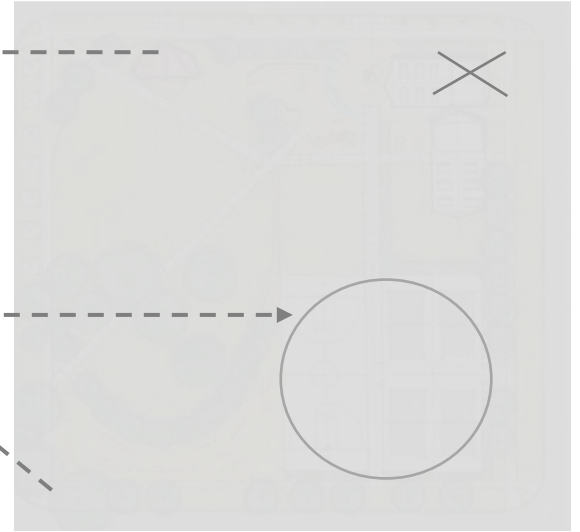
| focus amphitheater & open space |

OPTION 2



| focus on play |

OPTION 3



| focus on sport courts |

We now have a great opportunity to reflect upon community priorities and understand what the essence of the City Park wants to be! Options are flexible and will continue to change as we develop the final Master Plan.



WHAT?

TOPIC: BONDURANT CITY PARK - MASTER PLAN

VIRTUAL FAMILY OPEN HOUSE

Join us for this family friendly virtual event (we're serious, bring your kiddos!) to **help us reimagine Bondurant City Park**.

This virtual public open house will include a short presentation from RDG Planning & Design along with the City followed by interactive polling and visual examples of amenities and programs that could be the next great idea for Bondurant City Park! Stay for the whole thing or pop in for a few minutes to drop an idea in the comment section. We can't wait to hear from YOU!

WHEN?

THURSDAY, APRIL 8th, 2021 @ 4:30PM - 6:00PM

Central Time (US and Canada)

WHERE?

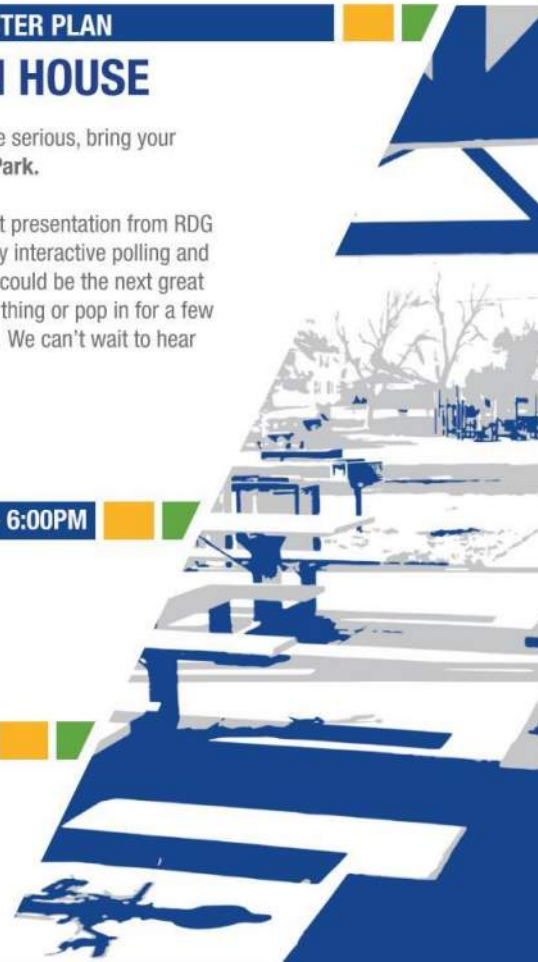
VIRTUAL (VIA ZOOM)

<https://rdgusa.zoom.us/j/94252410573?pwd=eHpncnRnL3djMINVSytKanZmaDBFQT09>

Meeting ID: 942 5241 0573

Passcode: 720768

Dial In: +1 312 626 6799





MASTER PLAN

Refining a final plan to review with city staff and community members.





MASTER PLAN - REFINEMENT





- 10'X10' TENT AREA
- PLANTERS
- ORNAMENTAL PLANTING
- EXISTING SHELTER
- PUBLIC ART
- SWING SET
- NATURE PLAYGROUND
- SPLASH PAD
- NEW SHELTER/STORAGE
- FOOD TRUCK AREA W/
POWER PEDESTALS
- POTENTIAL PICKLEBALL
- GREEN/OPEN SPACE
- BASKETBALL COURT
- PLAZA SPACE
- ORNAMENTAL PLANTING
- AMPHITHEATER
- NATURAL PLANTING (BUFFER)
- FENCE/BUFFER
- GREEN WALL (S)

MAIN STREET

LINCOLN STREET

ADDITIONAL PLAY

3RD STREET SE

LEGEND



MASTER PLAN > V1 COMMENTS

- Increase the width of the west sidewalk to mirror the width of the north sidewalk.
- Please sketch in the seating along the natural walking path below the oval walking paths in the north and south. I will provide a snip of the area I am referencing. They want to ensure and make clear that additional seating will be designed.
- Please specify that there will be additional restrooms in the new shelter.
- They request that the Pickleball Court be drawn in. The potential Pickleball Court will accommodate two courts and the board would rather see only one court drawn in along with a green wall/hedge to separate the court from the shelter. The single Pickleball Court will abut the Basketball Court.
- The request that a green wall/hedge be sketched between the Amphitheater and the Basketball Court for more separation and to obstruct the courts visibility while the Amphitheater is used.
- There was also discussion about increasing the size of the Splashpad, but Marketa also redirected that the size was altered due to it's use being 3 months out of a 12-month year.
- They really liked the Food Truck Area with power pedestals.
- Please sketch into the drawing an over-arching sign over the northwest corner sidewalk. There was a comment about the visual appeal and carrying that over to this sketch from a prior concept.
- They really like the scale of Amphitheater in this concept and the amount of open space this is showcasing.





FINAL MASTER PLAN





2ND STREET SE

MASTER PLAN

MAIN STREET

3RD STREET SE



- TENT AREA (FLEXIBLE)
w/ STREET PLANTERS
- PLAY AREA
- ORNAMENTAL PLANTING
- NATURAL PLAY ELEMENTS
- PROPOSED SHELTER
w/ STORAGE & RESTROOMS
- SPLASH PAD
- EXISTING SHELTER
w/ TABLES
SEATING
- PICKLEBALL COURT
- FLEXIBLE FOOD TRUCK AREA
w/ POWER PEDESTALS
- OPEN SPACE
- STAGE FRONT PAVING
AMPHITHEATER
- BASKETBALL COURT (FLEXIBLE)
w/ SEATING
- GREEN BUFFER
- AMPHITHEATER ACCESS
- NATURAL PLANTING (BUFFER)

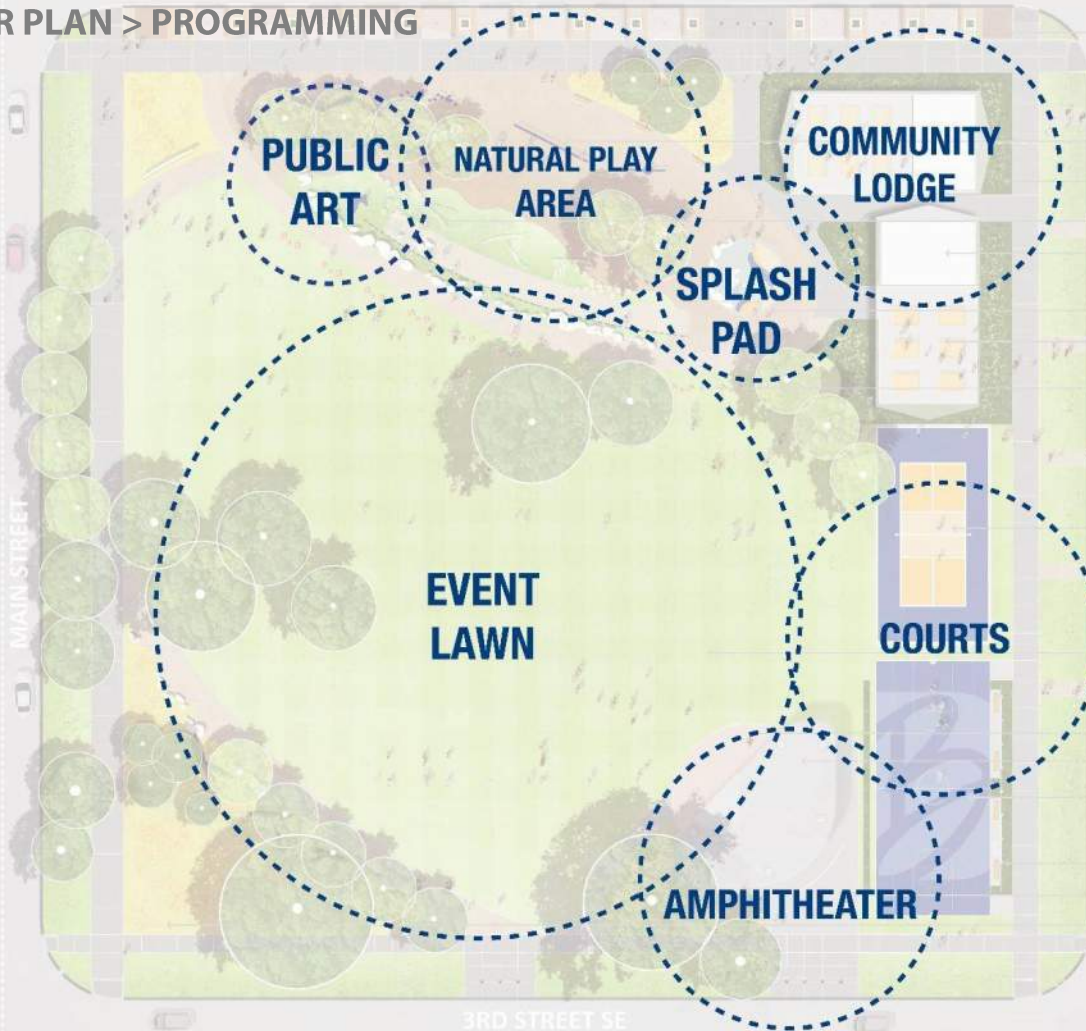


LEGEND



MASTER PLAN > PROGRAMMING

MASTER PLAN



- TENT AREA (FLEXIBLE)
w/ STREET PLANTERS
- PLAY AREA
- ORNAMENTAL PLANTING
- NATURAL PLAY ELEMENTS
- PROPOSED SHELTER
w/ STORAGE & RESTROOMS
- SPLASH PAD
- EXISTING SHELTER
w/ TABLES
SEATING
- PICKLEBALL COURT
- FLEXIBLE FOOD TRUCK AREA
w/ POWER PEDESTALS
- OPEN SPACE
- STAGE FRONT PAVING
- AMPHITHEATER
- BASKETBALL COURT (FLEXIBLE)
w/ SEATING
- GREEN BUFFER
- AMPHITHEATER ACCESS
- NATURAL PLANTING (BUFFER)

LEGEND



MASTER PLAN > CHARACTER IMAGERY



MASTER PLAN > CHARACTER IMAGERY





FINAL MASTER PLAN - PERSPECTIVES



MASTER PLAN > AERIAL PERSPECTIVE

SPLASH PAD

PICKLEBALL

BASKETBALL

AMPHITHEATER

NATURE PLAY

OPEN SPACE

NATURAL PLANTINGS

SHADE &
RESTROOMS

FOOD TRUCKS



CITY PARK

MAIN STREET

MASTER PLAN > PERSPECTIVE A



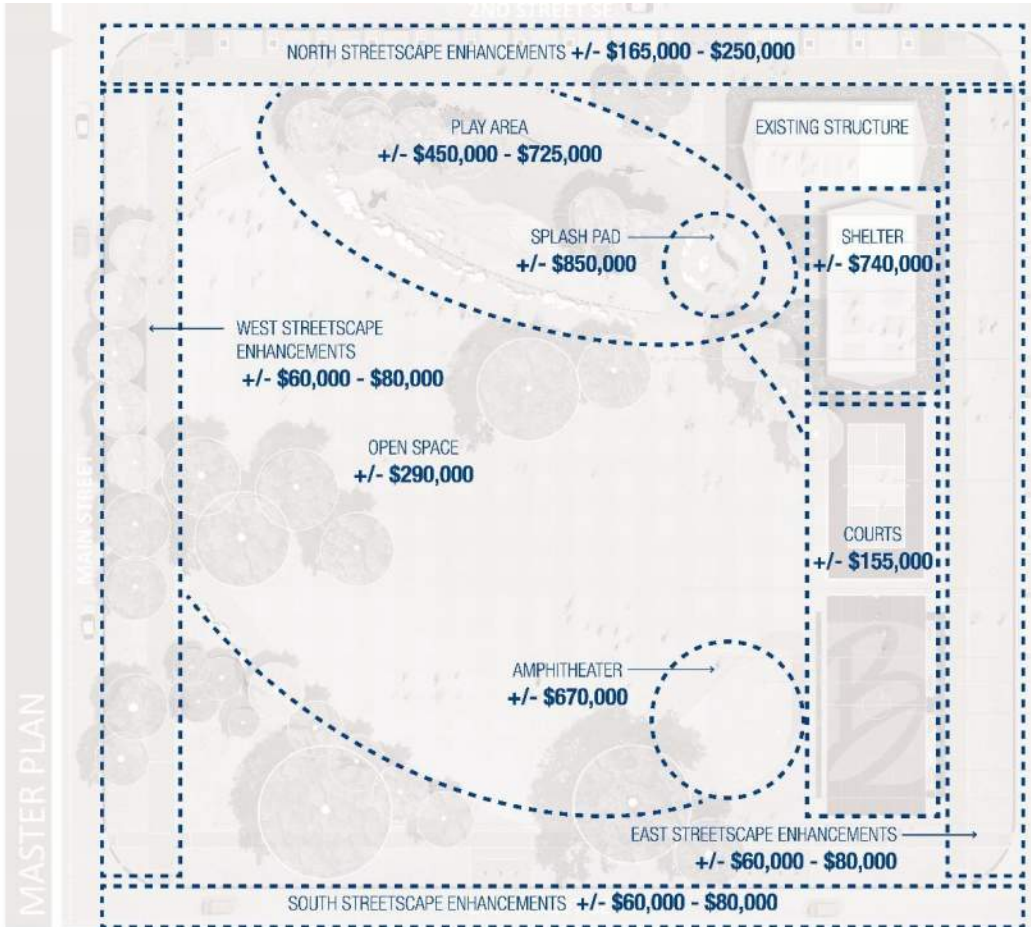




FINAL MASTER PLAN – COST OPINION



MASTER PLAN > COST DIAGRAM



OVERALL SITE ITEMS:

LANDSCAPE
+/- \$45,000

SIGNAGE
+/- \$80,000

LIGHTING
+/- \$340,000

SITE PREP
+/- \$180,000

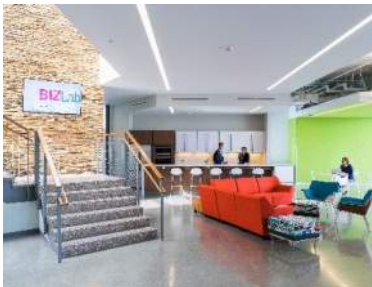
SITE FURNITURE
+/- \$95,000

LEGEND





CREATE



MEANING



TOGETHER

